



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

3430 Courthouse Drive ■ Ellicott City, Maryland 21043 ■ 410-313-2350
Voice/Relay

Valdis Lazdins, Director

FAX 410-313-3467

TECHNICAL STAFF REPORT

Planning Board Meeting of May 16, 2019

Case No./Petitioner: SDP-79-044, IMH Columbia LLC

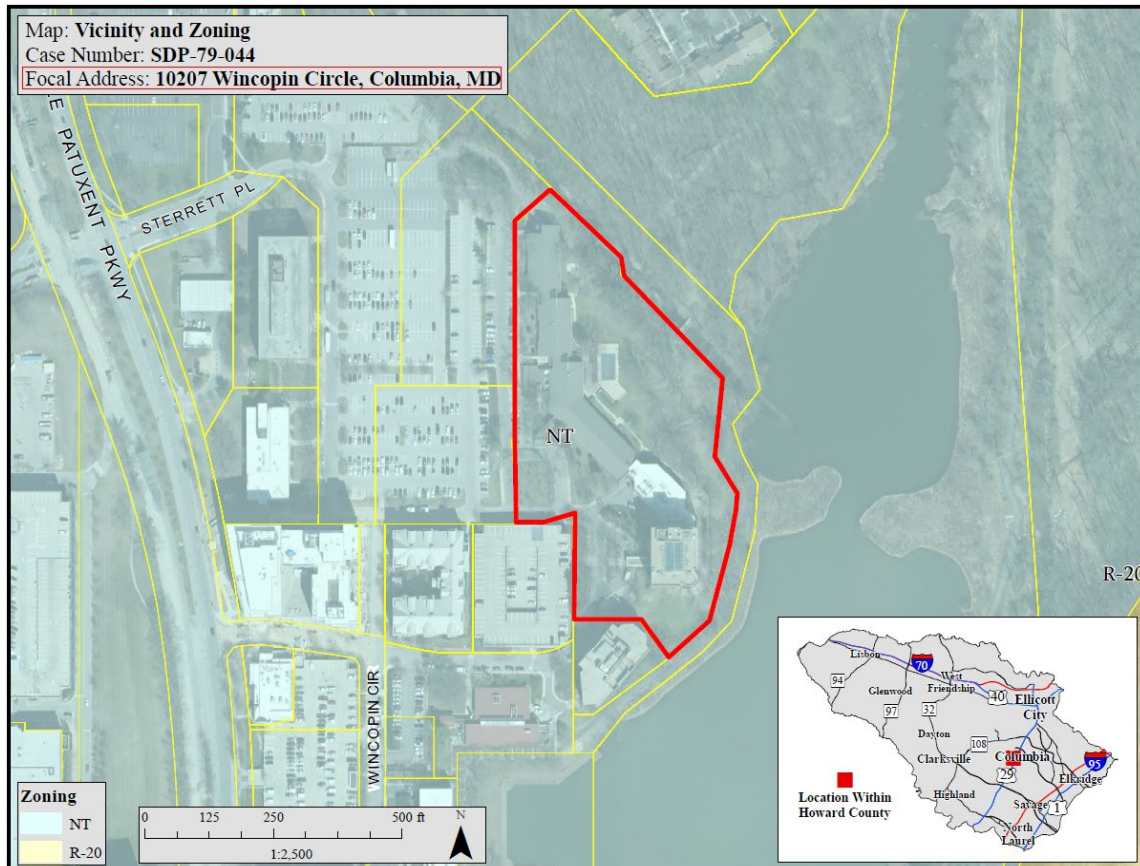
Project Name: Cross Keys Inn Addition – 2019 Addition Redline Plan Revision (Sheraton Hotel)

DPZ Planner: Jill Manion, Planning Supervisor

Request: Approval for a Site Development Plan Redline Revision for a 49,810 square foot (SF) multi-story addition to the existing Sheraton hotel tower. The Level 1 (basement) footprint will be 5,318 SF and the addition will be 10 stories - hotel rooms will not increase.

Recommendation: **Approval**, subject to complying with remaining Subdivision Review Committee (SRC) comments and any conditions by the Planning Board.

Location: The New Town (NT) zoned site is located at 10207 Wincopin Circle; identified as Tax Map 40, Parcel 369, Lot B-8. The property is on the west side of Lake Kittamaqundi, within Downtown Columbia, and is designated a Downtown Mixed-Use Area. This plan is being processed under the existing NT-Commercial designation in accordance with the FDP-62-A-1, per Section 125.0.A.9.e of the Zoning Regulations.



Vicinal

Properties: Zoned NT and include:

North: The Cross Keys Inn sits on the same site immediately north of the hotel tower; beyond that is NT-Credited Open Space.

East: Credited NT-Open Space owned by Columbia Association that includes the Lakefront Pathway. Lake Kittamaqundi is immediately east of the pathway.

South: NT-Commercial property developed with an office building owned by Kincade LLC and Konterra Realty.

West: A parking deck owned by HRD Parking Deck Business Trust and used by the hotel to meet parking requirements.

Legal Notice: The property was properly posted and verified by DPZ in accordance with the legal requirements.

I. General Information:

Site History:

- **FDP-62-A-1, Town Center, Columbia Inn Section 7, Area 1**, recorded April 3, 1970.
- **Plat Book 15, Folio 20, Columbia, Town Center Section 7, Area 1, Lot B-5, B-6 and B-7**, resubdivision of the property. Provides use-in-common vehicular and pedestrian access for the site.
- **Plat #3919, Columbia Town Center, Lots B-2, B-3 and B-4**, created two separate parcels for the hotel tower and the Cross Keys Inn.
- **Plat #4111** a resubdivision of Town Center properties. The subject and the hotel properties were remerged back as one.
- **SDP-71-014, Town Center, Section 7, Parcels B and C**, Cross Keys Inn, development of the original hotel and surface parking lot. The SDP reduced the number of units and restaurant space and reallocated it to the tower. Approved by the Howard County Planning Board September 23, 1970.
- **SDP-79-44c, Cross Keys Inn Addition** to construct the hotel tower. Approved by the Howard County Planning Board May 23, 1979.

Regulatory Compliance: The project must comply with Section 125.0.G. of the Zoning Regulations, the criteria listed in FDP-62-A-1, the amended Fifth Edition of the Howard County Subdivision and Land Development Regulations, the Howard County Design Manual, the Adequate Public Facilities Ordinance, and the Howard County Landscape Manual.

Existing Site Conditions: The site contains a 10-story hotel tower that occupies 9,240 SF per level and the Cross Keys Inn, a low-rise hotel that is north of the tower.

II. Description of the Site Development Plan Proposal and Analysis:

Proposed Site Improvements: The applicant seeks Site Development Plan Redline Revision approval for a 49,810 SF multi-story addition to the existing Sheraton hotel tower. The Level 1 (basement) footprint will be 5,318 SF and the main entry level 4,756 SF. The addition will be 10 stories and the number of hotel rooms will not increase. The area of the addition by floor is as follows:

FLOOR	GROSS SF
LEVEL 1 (BASEMENT)	5,318
LEVEL 2 (MAIN ENTRY)	4,756
LEVEL 3	5,156
LEVEL 4	5,156
LEVEL 5	5,156
LEVEL 6	5,156
LEVEL 7	5,156
LEVEL 8	5,156
LEVEL 9	5,156
LEVEL 10	3,644
TOTAL	49,810

The limits of disturbance (LOD) for the addition and associated grading is 17,583 SF. The hotel expansion is not subject to Downtown Revitalization requirements because Section 125.0.G.3 of the Zoning Regulations allows building additions not exceeding 10% of the existing main floor area, to not exceed 5,000 SF. Including the original Cross Keys Inn, the addition increases the main floor areas by 9.7% and addition to the main floor is 4,756 SF. Further, the number of hotel rooms does not increase. Hotel rooms and restaurant/conference areas in the Inn will be taken off-line and relocated to the renovated hotel tower.

Building Height: FDP-62-A-1 does not establish a height limit, as long as buildings are consistent with a site development plan approved by Howard County Planning Board. The proposed addition will be 99' 9 1/4" tall and match the existing roof elevation.

Setback Requirements: Per FDP-62-A-1., structures shall not be within 30 feet of a public street, road or highway, except in accordance with a site development plan approved by the Howard County Planning Board. The FDP further states that buildings and other structures may be located within Commercial Land Use Areas as long as that is done in accordance with a site development plan approved by the Howard County Planning Board. Since the site does not adjoin a public right-of-way the 30-foot setback does not apply. At its closest, the building is five feet from the south property line. An right-of-entry agreement will ensure that the Department of Fire and Rescue Services can safely access the rear of the property by maintaining ten feet of clearance between abutting properties.

Lot Coverage: Per FDP-62-A-1, there is no lot coverage requirement, except in accordance with a site development plan approved by the Howard County Planning Board. Total building coverage will be 24%.

Roads: No new roads are proposed. The site will be accessed by Wincopin Circle and an existing use-in-common access drive for vehicles and pedestrians.

Parking: New parking requirements are not generated with this submission. Existing parking is provided in an adjacent parking deck and two new ADA accessible surface parking spaces are provided to meet current requirements.

Landscaping: Landscaping is proposed in accordance with the Landscape Manual and augmented to enhance site aesthetics.

Stormwater Management: The site is considered a redevelopment site so stormwater management will be met by reducing impervious areas.

Environmental Considerations: The floodplain at the rear of the site will not be disturbed. The U.S. Fish and Wildlife Service (FWS) visited the site to ensure that the proposed development would not impact Great Blue

Heron nesting sites, which are a species protected by the US Migratory Bird Act. They determined that no heron nests exist and that development would not negatively impact this protected species.

Forest Conservation: The property is exempt from Section 16.1200 of the Howard County Code for Forest Conservation because it is zoned NT and received preliminary plan approval prior to December 31, 1992, per Section 16.1202(b)(1)(iv).

SRC Action: The SRC recommended approval, subject to comments issued in the letter dated May 1, 2019.

Recommendation: **Approval**, subject to complying with remaining SRC comments, and any conditions by the Planning Board.


Valdis Lazdins, Director
Department of Planning & Zoning

05/01/2019
Date

Please note that this file is available for public review by appointment at the Department of Planning and Zoning's public service counter, Monday through Thursday, 8:00 a.m. to 5:00 p.m. and Friday, 8:00 a.m. to 3:00 p.m.

BM 1 = BENCH MARK - EL. 328.12
 Top Concrete Monument @ Northwest
 Corner of Lot B-7

SUB-TOTAL PARKING REQUIRED:
 SPACES TRANSFERRED FROM SDP-TI-014:
 TOTAL PARKING REQUIRED: 310 SPACES
 118 SPACES
 192 SPACES

PARKING ANALYSIS
 Hotel - 212 guest rooms 212 spaces required
 Max. 55 employees 11 spaces required
 260 dining seats 87 spaces required
 181 spaces required
 Parking Garage Capacity 341 spaces
 Removal of existing parking lot - 89
 252 net increase

PARCEL A-1
 SECTION 7 AREA 1
 Plat book 26 Folio 23

SITE ANALYSIS
 Total Area of Site = 7.34 Acres
 Zoning: FDP C-1 A & III
 Employment Center- Commercial
 Building Coverage = 1.20 Acres - 16.4%
 Plat Recording Reference NP 42931411
 Resubdivision Submitted to Howard
 County - not yet recorded.

MOVIE
 THEATRE

FOR REVISION Δ ONLY
 PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE PLANS WERE
 PREPARED OR APPROVED BY ME, AND THAT I AM
 A DULY LICENSED PROFESSIONAL ENGINEER UNDER
 THE LAWS OF THE STATE OF MARYLAND,
 LICENSE NO. 12975,
 EXPIRATION DATE: May 26, 2020.

PARCEL E-1
 TOWN CENTER
 SECTION 7 AREA 6G
 0.755 Acres
 Plat book 21 Folio 56

R = 315.00'
 L = 67.35'
 Chd = N 83° 52' 30" W
 67.22'

DATE	REVISION	BY
02/2019	Δ PARKING TABULATION REVISED, ADDED 2019 ADDITION	GLN

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT
 COUNTY HEALTH OFFICER
 DATE: 7-16-19

APPROVED HOWARD COUNTY OFFICE OF PLANNING AND ZONING
 PLANNING DIRECTOR
 DATE: 7-16-19

CHIEF DIVISION OF LAND DEVELOPMENT DATE: 7-16-19

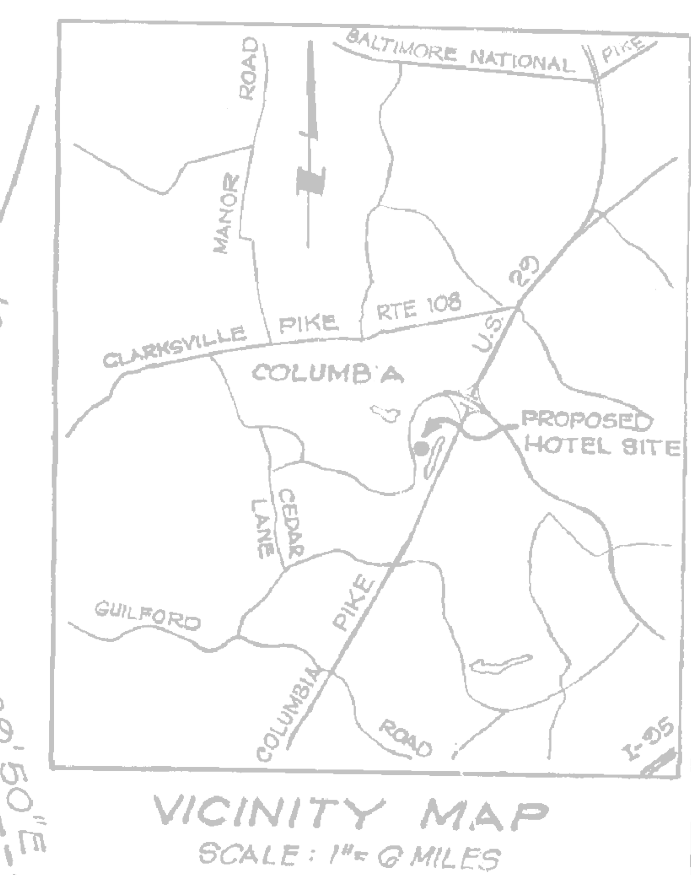
LOT I-A Section 1
 1.578 Acres
 Plat 4293

APPROVED FOR PUBLIC WATER, PUBLIC SEWER, AND STORM DRAINAGE SYSTEMS AND ROADS, HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
 DIRECTOR
 DATE: 7-16-19

CHIEF, BUREAU OF ENGINEERING
 DATE: 7-16-19

GREENHORNE & O'MARA, INC.
 ENGINEERS · ARCHITECTS · PLANNERS · SURVEYORS
 6715 KENILWORTH AVE., RIVERDALE, MD.
 301/277-2121 '20840

SITE DEVELOPMENT PLAN
CROSS KEYS INN ADDITION
 COLUMBIA, MARYLAND TOWN CENTER SECTIONS 1 & 7
 AREA 1 - LOTS 1-A & B-8; PARCEL F-1
 ELECTION DISTRICT No. 5 TAX MAP 30
 HOWARD COUNTY, MARYLAND



NOTE:
 1. Stationing along Road 'B' and distance between Road 'A' and Road 'B' are approximate. Exact distances to be determined from final location of hotel addition.
 2. All driveways and parking areas are private.

CURVE DATA & CONST. ROAD "A"

Curve	R	L	Δ	T
(A)	315.00'	67.35'	83° 52' 30" W	67.22'
(B)	139.00'	47.31'	19° 30' 00" W	23.86'
(C)	139.00'	47.31'	19° 30' 00" W	23.86'
(D)	100.00'	33.00'	27° 22' 12" W	16.63'

APPROVED
 PLANNING BOARD
 OF HOWARD COUNTY
 DATE: 5-23-19

Owner:
 Hotel Columbia, Inc.
 10275 Little Patuxent Parkway
 Columbia, Maryland 21044

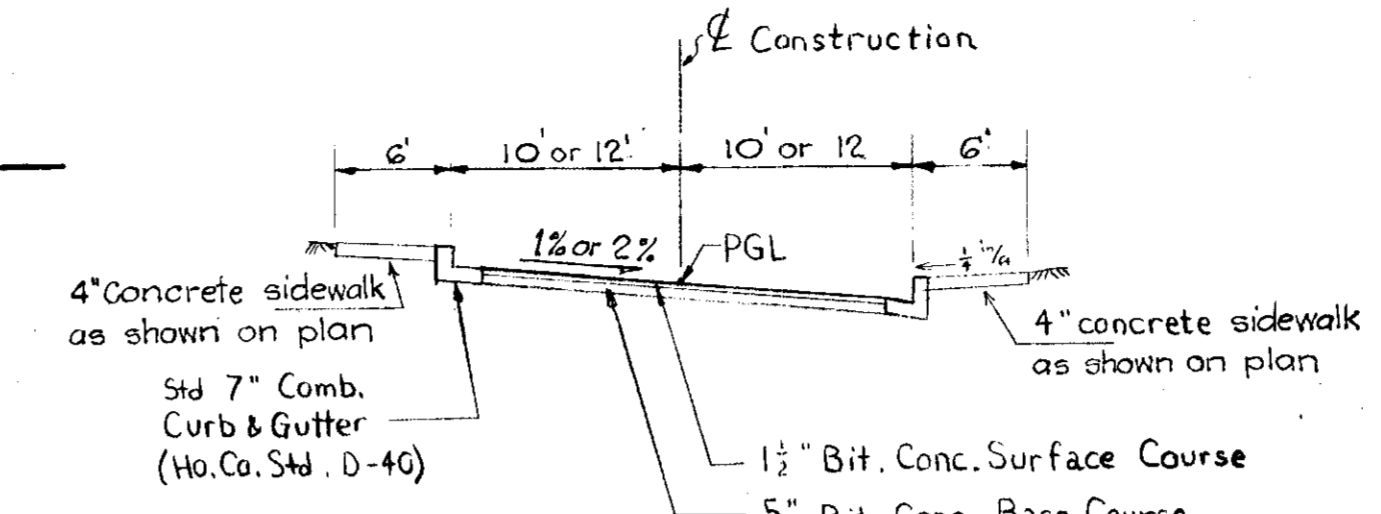
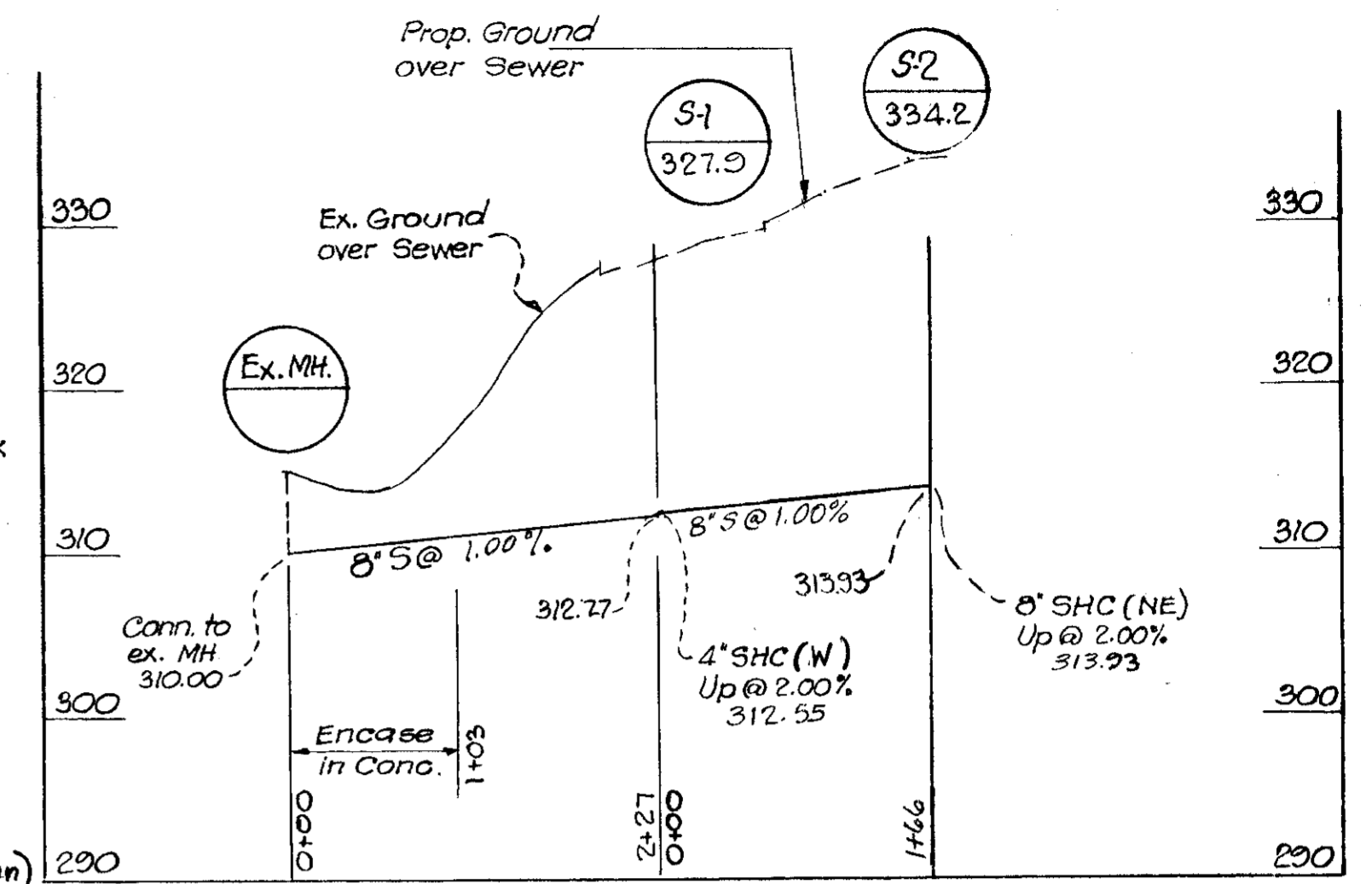
DESIGN	SCALE
DESIGN	AS SHOWN
DRAWN	
CHECKED	
DATE	5/23/19

1 OF 8 SHEETS

B.M.#2 Elev. 315.62
 Top Rim of Sanitary Manhole No 1562
 South of Lot B-5

Paving Notes:
 a. The base will be primed in accordance with Sect. C-30-3
 Howard County Road Construction Code & Standard Specs.
 b. A tack coat is required in accordance with Sect. C-31-4
 c. All construction shall be in accordance with the Howard
 County Road Construction Code & Standard Specs.

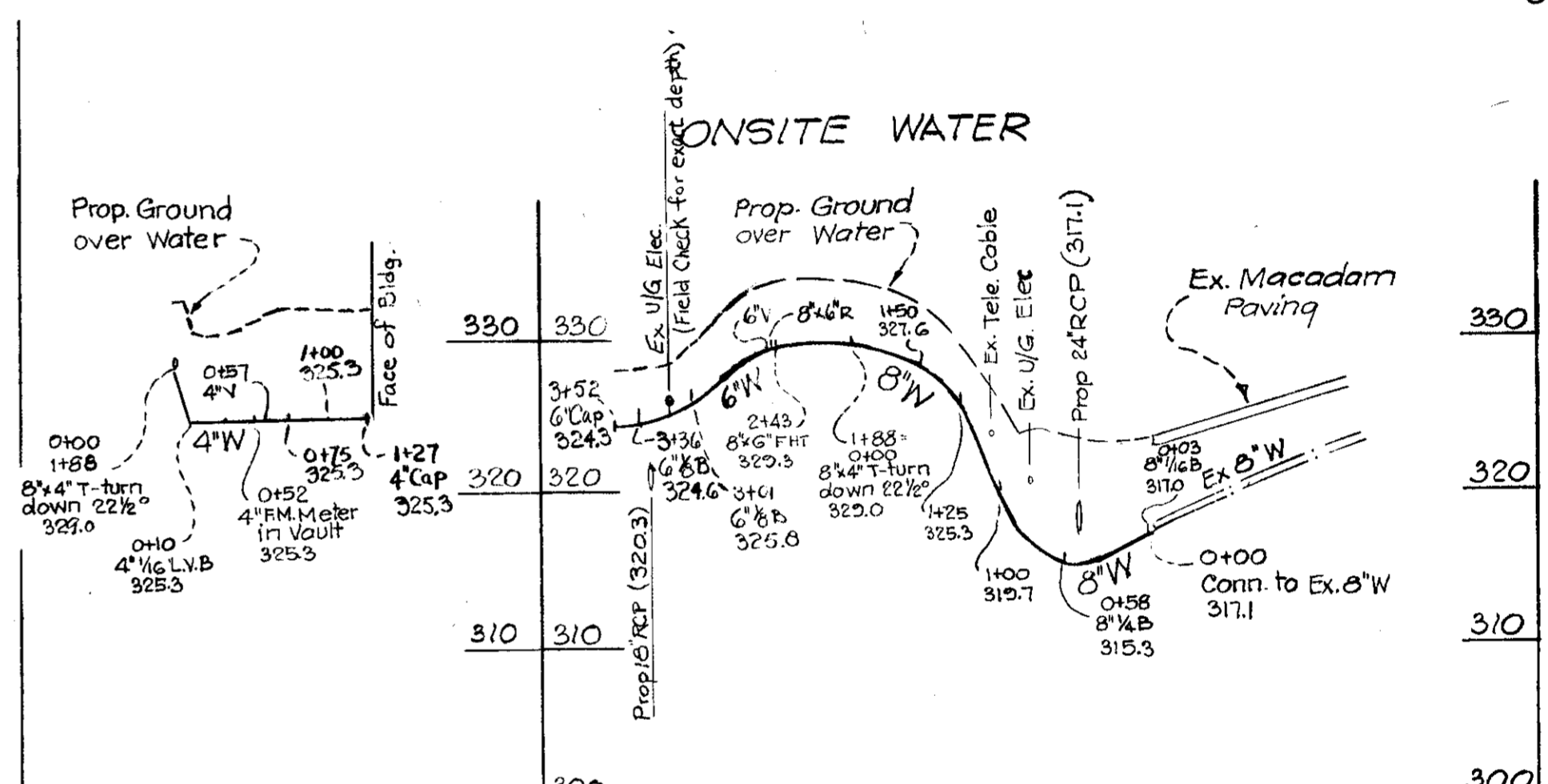
ONSITE SEWER



TYPICAL SECTION

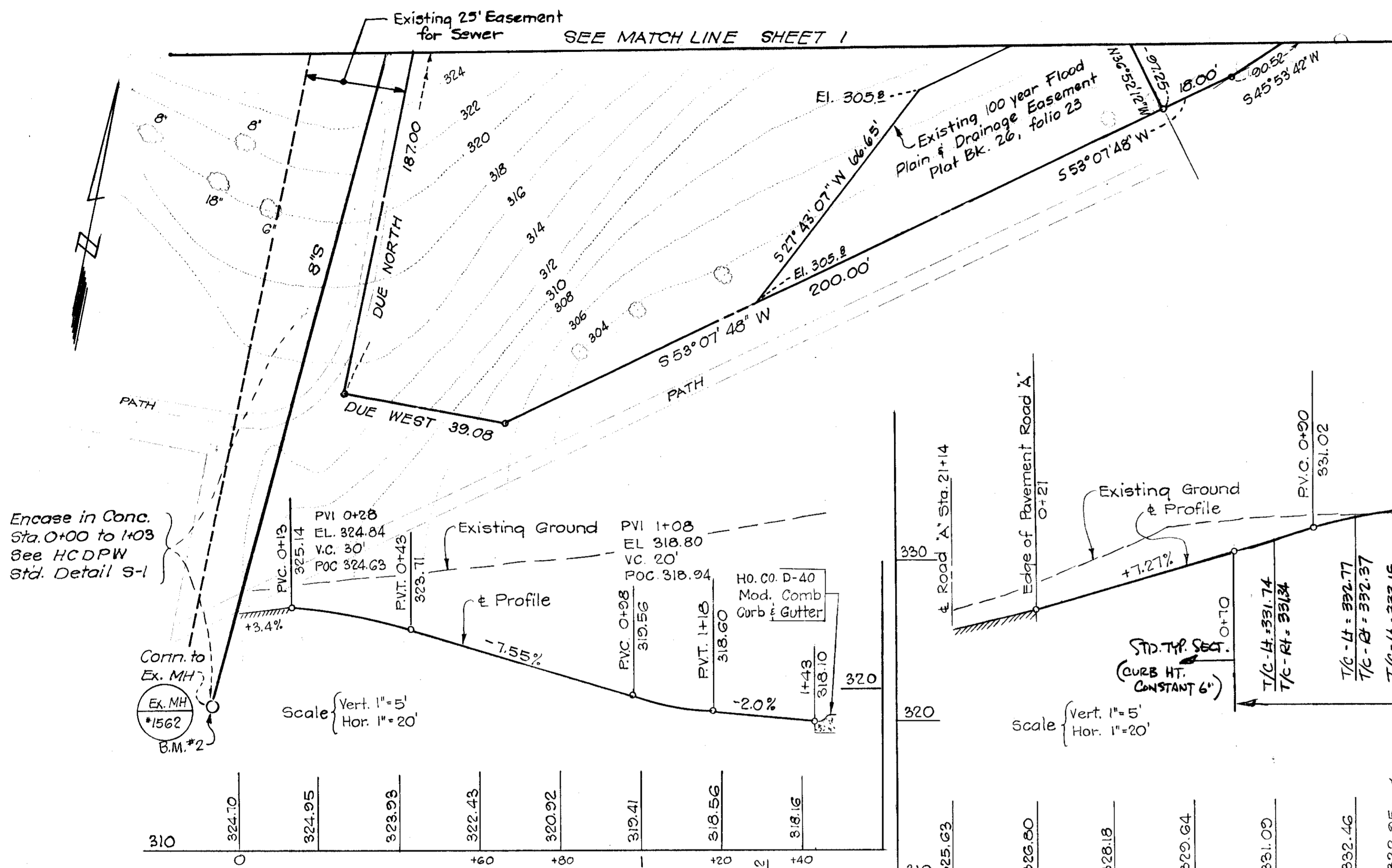
Roadway @ Hotel Entrance
 NO SCALE
 ROAD 'A' - 12' width, 2% Cross slope
 ROAD 'B' - 10' width, 2% Cross slope
 SVC. DRIVE - Width & Cross Slope Variable (See grading plan)
 (See Notes, Above)

SEWER & WATER
 Scale (Vert. 1"=10'
 Hor. 1"=100')



ONSITE WATER & SEWER GENERAL NOTES

1. All water main and sanitary sewer construction and materials to be in accordance with the latest edition of the Standard Specifications and Details of the Howard County Department of Public Works.
2. All water mains to be Cast Iron Pipe, Ductile Iron Pipe or Asbestos Cement Pipe.
3. All main line sewer to be V.C.P.X. or Asbestos Cement Pipe, Class 2400.
4. Contractor to verify location and elevation of all utilities before beginning construction.
5. Block all fittings as shown in Standard Details.

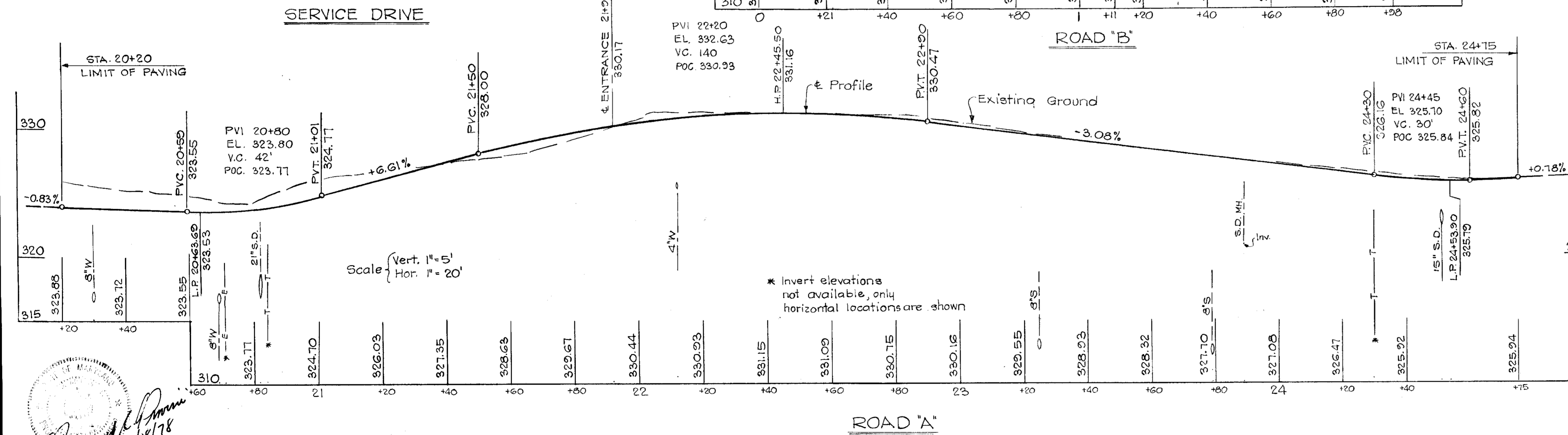


Encase in Conc.
 Sta. 0+00 to 1+03
 See HCDPW
 Std. Detail S-1

Scale (Vert. 1"=5'
 Hor. 1"=20')

Scale (Vert. 1"=5'
 Hor. 1"=20')

Scale (Vert. 1"=5'
 Hor. 1"=20')



Scale (Vert. 1"=5'
 Hor. 1"=20')

* Invert elevations
 not available, only
 horizontal locations are shown

APPROVED
 PLANNING BOARD
 OF HOWARD COUNTY
 DATE 5-23-79

Owner:
 Hotel Columbia, Inc.
 10275 Little Patuxent Parkway
 Columbia, Maryland 21044

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT
 COUNTY HEALTH OFFICER
 DATE 7-16-79

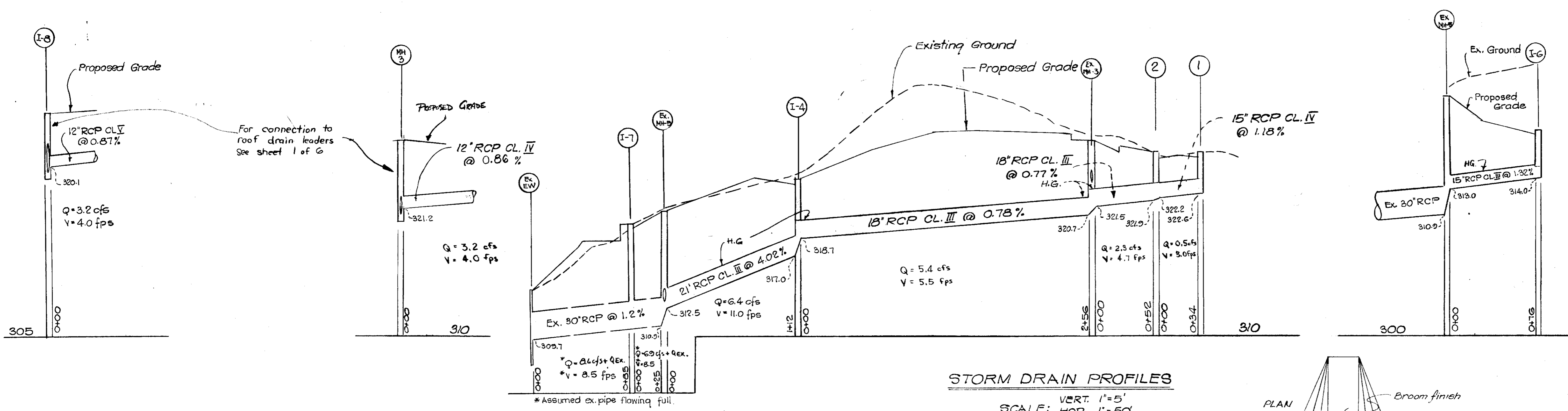
APPROVED FOR PUBLIC WATER, PUBLIC SEWER AND STORM DRAINAGE SYSTEMS AND ROADS, HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
 DIRECTOR
 DATE 7-11-79



GREENHORNE & O'MARA, INC.
 ENGINEERS · ARCHITECTS · PLANNERS · SURVEYORS
 6715 KENILWORTH AVE., RIVERDALE, MD.
 301/277-2121 20840

SITE DEVELOPMENT PLAN
CROSS KEYS INN ADDITION
 TOWN CENTER SECTIONS 1&7
 COLUMBIA, MARYLAND - AREA 1 - LOTS 1A & B-3; PARCEL F-1
 ELECTION DISTRICT No. 5 TAX MAP 30
 HOWARD COUNTY, MARYLAND

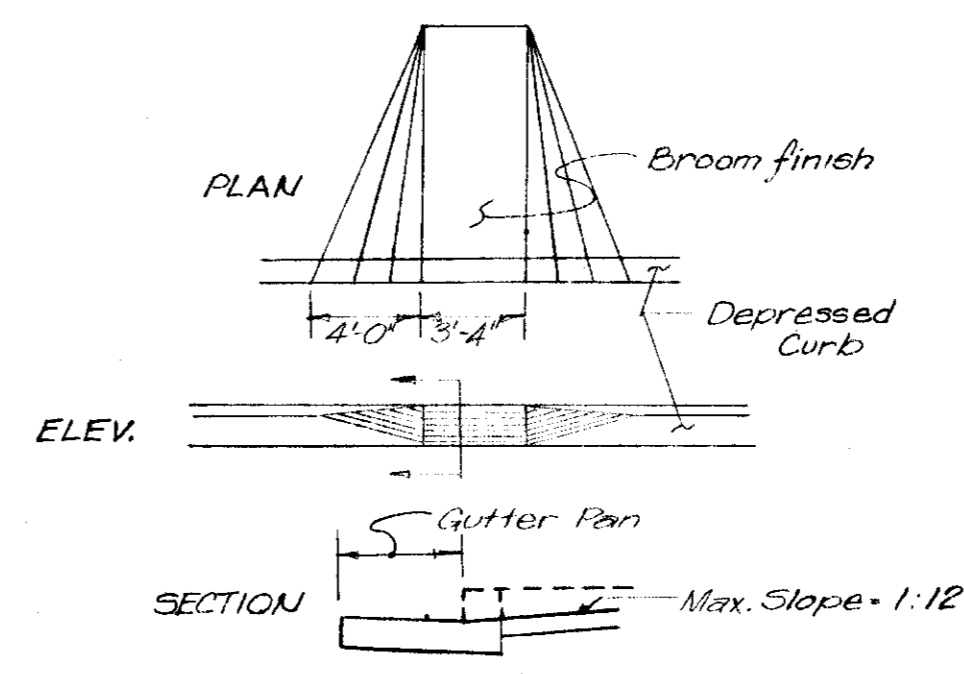
M.W.D. DESIGN	SCALE 1"=20'
EP DRAWN	2 OF 6
M.W.D. CHECKED	SHEET
DATE 7-27-79	JOB No. 505360
DATE 7-16-79	FILE No. 6055-X-00-02



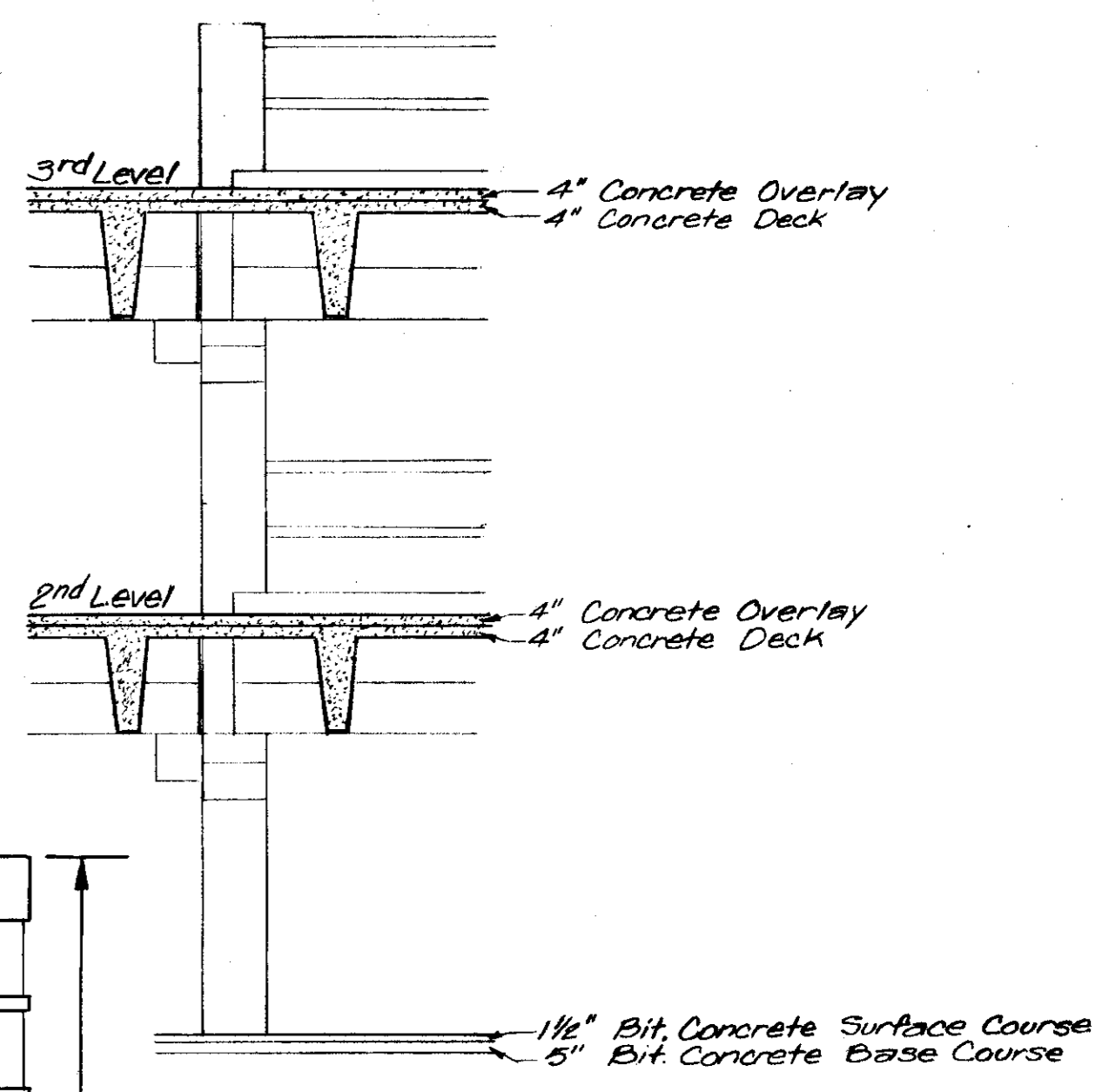
STORM DRAIN PROFILES
 VERT. 1" = 5'
 SCALE: HOR. 1" = 50'

No.	Dwg. No.	TYPE	TOP ELEV.	INT. ELEV.	PIPE SIZE	REMARKS
1	64-A	STD. A-5 INLET W=25"	325.87	322.6	119-A	
2	64-A	STD. A-5 INLET W=25"	326.05	321.9	119-A	
3	D-103	MANHOLE	327.4	320.7	153	
4	64-A	STD. A-5 INLET W=25"	323.79	317.0	119-A	
6	D-78	STD 'S' (SINGLE GRATE)	318.40	314.0	153	
7	D-78	STD 'S' (SINGLE GRATE)	320.00	310.70	153	
8	D-78	STD 'S' (SINGLE GRATE)	324.79	319.6	153	Conn. to Ex. Pipes

TYPE	LENGTH
15" RCP CL. IV	110'
18" RCP CL. III	308'
21" RCP CL. III	112'
30" RCP CL. III	25'
12" RCP CL. IV	480'



DETAIL - HANDICAPPED RAMP
 Locations as shown on Plan
 No Scale

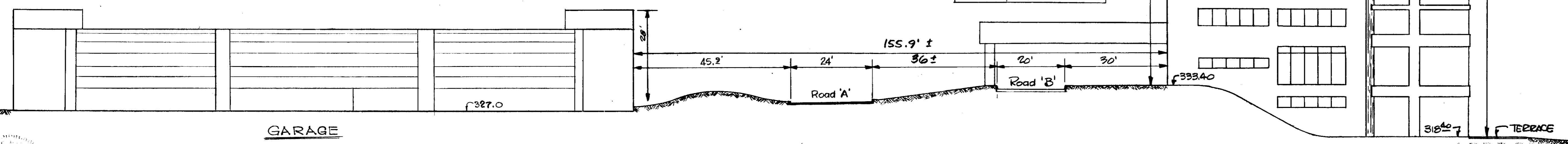
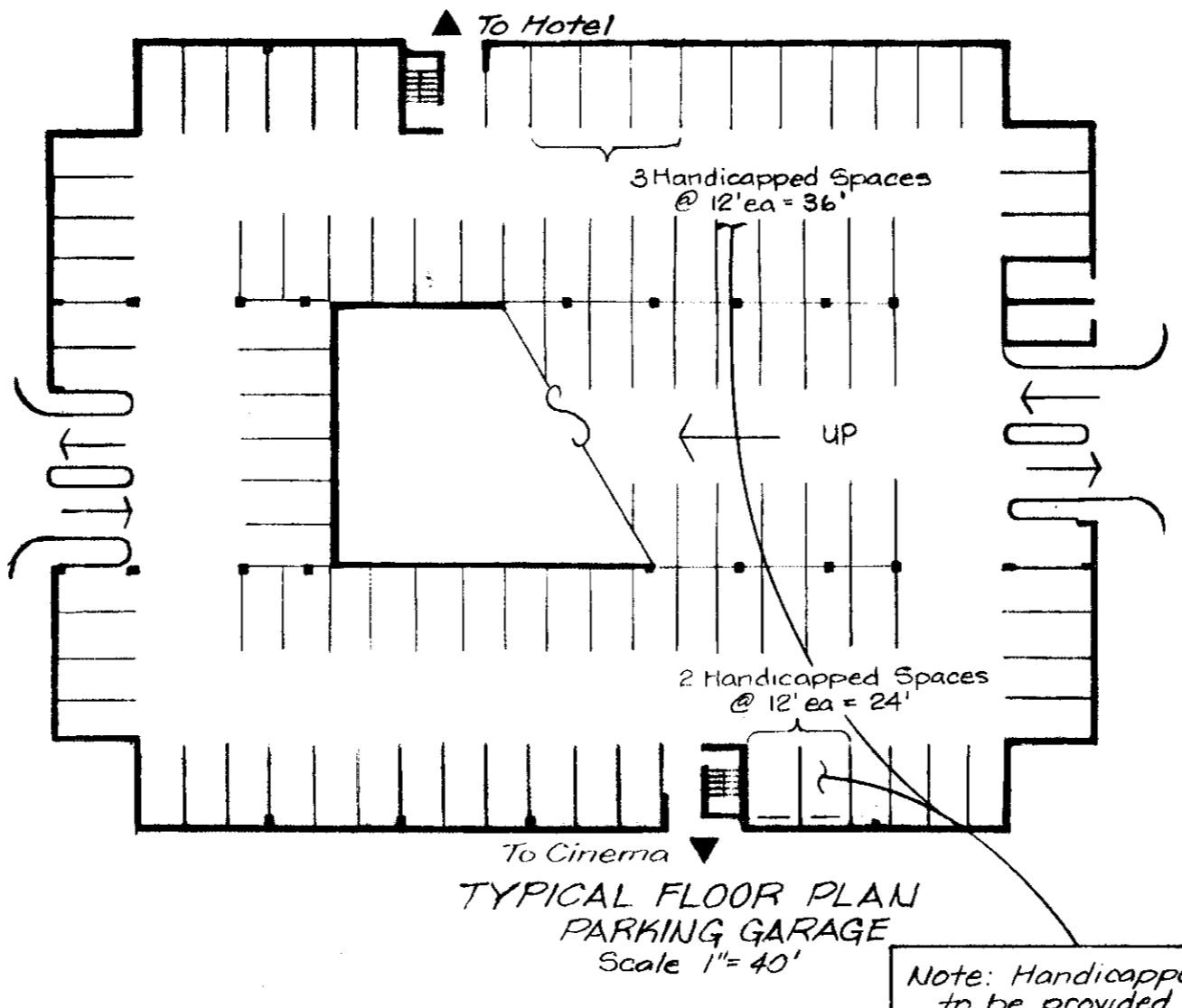


TYPICAL PAVING SECTION - PARKING GARAGE
 NO SCALE

Paving Notes: (Ground Level)

- The base will be primed in accordance with Sect. C-30-3 Howard County Road Construction Code & Standard Specs.
- A tack coat is required in accordance with Sect. C-31-4.
- All construction shall be in accordance with the Howard County Road Construction Code & Standard Specs.

* Drawing & Page No. Howard County Standard Road & Street Details



SOUTH ELEVATION OF PARKING GARAGE & HOTEL
 SCALE: 1/16" = 1'-0"

APPROVED
 PLANNING BOARD
 OF HOWARD COUNTY
 DATE 5-23-79

Owner: Hotel Columbia, Inc.
 10275 Little Patuxent Parkway
 Columbia, Maryland 21044

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT
 COUNTY HEALTH OFFICER
 DATE 7-16-79

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING
 PLANNING DIRECTOR
 DATE 7-16-79

CHIEF DIVISION OF LAND DEVELOPMENT
 DATE 7-16-79

APPROVED FOR PUBLIC WATER, PUBLIC SEWER AND STORM DRAINAGE SYSTEMS AND ROADS, HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
 DIRECTOR
 DATE 7/11/79

CHIEF, BUREAU OF ENGINEERING
 DATE 2-5-79



GREENHORNE & O'MARA, INC.
 ENGINEERS · ARCHITECTS · PLANNERS · SURVEYORS
 6715 KENILWORTH AVE., RIVERDALE, MD.
 301/277-2121 20840

SITE DEVELOPMENT PLAN
CROSS KEYS INN ADDITION
 TOWN CENTER - SECTIONS 1 & 7
 COLUMBIA, MARYLAND AREA 1 - LOTS 1-A & B-B; PARCEL F-1
 ELECTION DISTRICT No. 5 TAX MAP 30
 HOWARD COUNTY, MARYLAND

MWD DESIGN	SCALE AS SHOWN
MWD DRAWN	3 OF 6
MWD CHECKED	SHEET
DATE 7-20-79	505360
DATE 8-12-79	JOB No. 6055-X-001
	FILE No.

DEVELOPER'S CERTIFICATE
 I certify that all development and/or construction will be done according to this plan of development and plan for Erosion and Sediment Control and I also authorize periodic on-site inspection by the Howard Soil Conservation District or their authorized agent as are deemed necessary. Deviation from this plan will not be made unless authorized by the Howard Soil Conservation District.

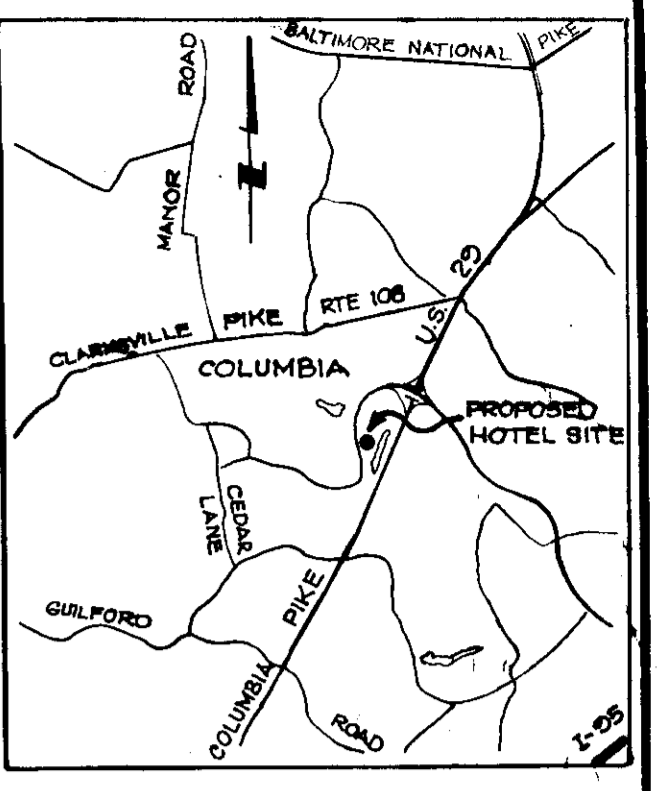
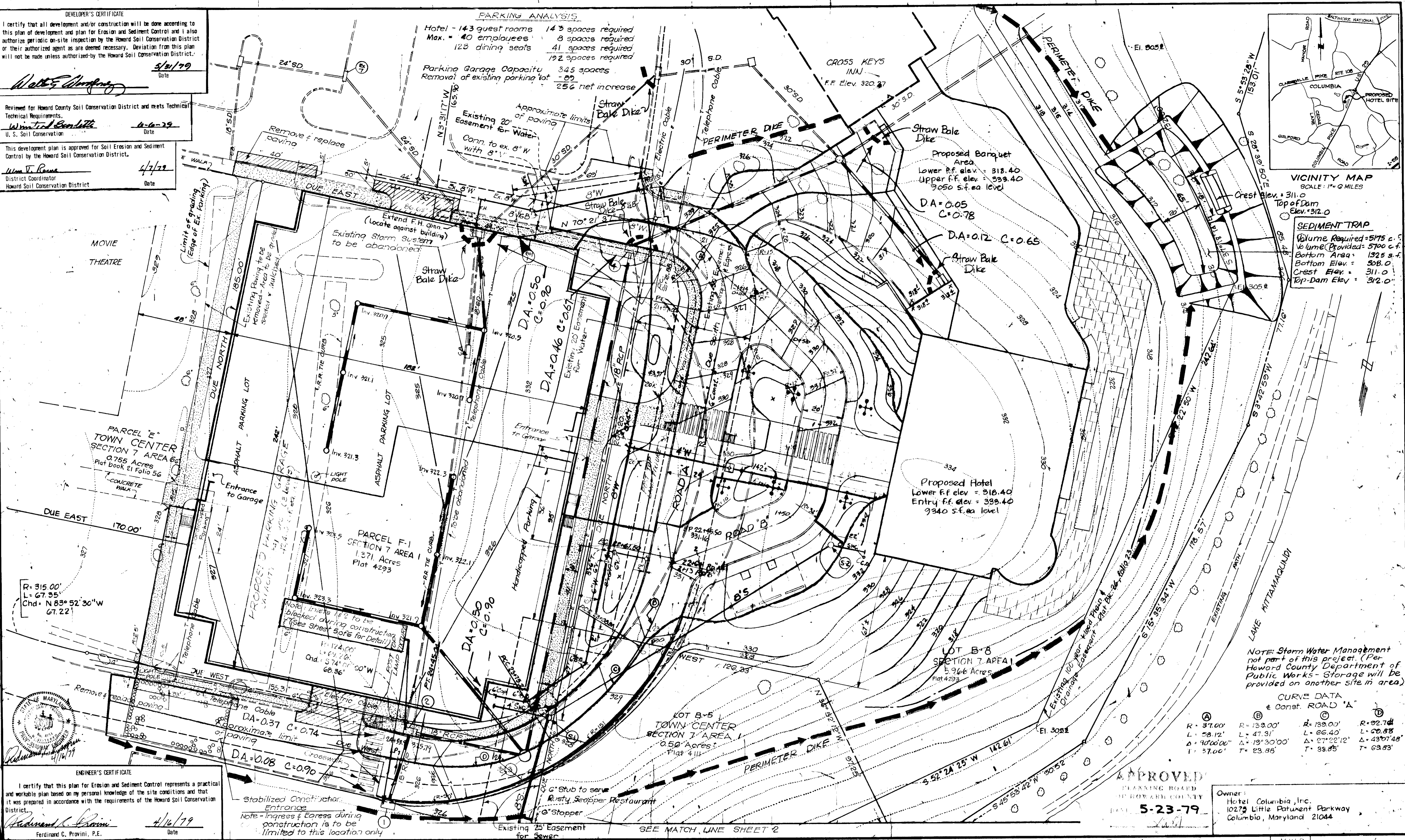
Walter W. Wofford
 Date: 5/31/79

Reviewed for Howard County Soil Conservation District and meets Technical Requirements.
Wendell Gendette
 U. S. Soil Conservation
 Date: 6-6-79

This development plan is approved for Soil Erosion and Sediment Control by the Howard Soil Conservation District.
Wm. V. Rowe
 District Coordinator
 Howard Soil Conservation District
 Date: 4/7/79

PARKING ANALYSIS

Hotel - 143 guest rooms 143 spaces required
 Max. = 40 employees 8 spaces required
 125 dining seats 41 spaces required
 192 spaces required
 Parking Garage Capacity 345 spaces
 Removal of existing parking lot - 89
 256 net increase



VICINITY MAP
 SCALE: 1" = 0.5 MILES

SEDIMENT TRAP
 Volume Required = 5175 c.f.
 Volume Provided = 5700 c.f.
 Bottom Area = 1325 s.f.
 Bottom Elev. = 308.0
 Crest Elev. = 311.0
 Top-Dam Elev. = 312.0

PARCEL E
 TOWN CENTER SECTION 7 AREA 6
 0.755 Acres
 Plat book 21 Folio 56

PARCEL F-1
 SECTION 7 AREA 1
 1.371 Acres
 Plat 4293

LOT B-8
 SECTION 7 AREA 1
 5.966 Acres
 Plat 4293

LOT B-5
 TOWN CENTER SECTION 7 AREA 1
 0.50 Acres
 Plat 4111

ENGINEER'S CERTIFICATE
 I certify that this plan for Erosion and Sediment Control represents a practical and workable plan based on my personal knowledge of the site conditions and that it was prepared in accordance with the requirements of the Howard Soil Conservation District.
Ferdinand C. Provini
 Date: 4/16/79

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT
Joseph Boyan 7-12-79
 COUNTY HEALTH OFFICER
 APPROVED HOWARD COUNTY OFFICE OF PLANNING AND ZONING
James J. Rando 7-16-79
 PLANNING DIRECTOR
 APPROVED DIVISION OF LAND DEVELOPMENT
Wm. V. Rowe 7-19-79
 DATE

APPROVED FOR PUBLIC WATER, PUBLIC SEWER AND STORM DRAINAGE SYSTEMS AND ROADS, HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
Granville W. McLeod 7/11/79
 DIRECTOR (acting)
W. O. Tolson 7-5-79
 CHIEF, BUREAU OF ENGINEERING



GREENHORNE & O'MARA, INC.
 ENGINEERS · ARCHITECTS · PLANNERS · SURVEYORS
 6715 KENILWORTH AVE., RIVERDALE, MD.
 301/277-2121 20840

SEDIMENT CONTROL PLAN
CROSS KEYS INN ADDITION
 COLUMBIA, MARYLAND TOWN CENTER SECTIONS 1&7
 AREA 1 - LOTS 1-A & B-8; PARCEL F-1
 ELECTION DISTRICT No. 5 TAX MAP 30
 HOWARD COUNTY, MARYLAND

APPROVED
 PLANNING BOARD
 OF HOWARD COUNTY
 DATE: 5-23-79
 Owner: Hotel Columbia, Inc.
 10279 Little Patuxent Parkway
 Columbia, Maryland 21044

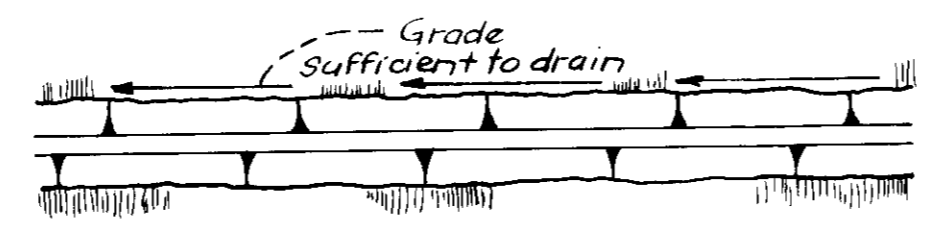
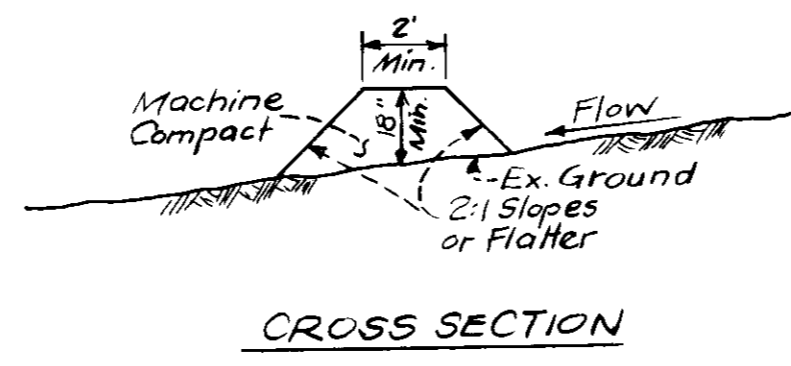
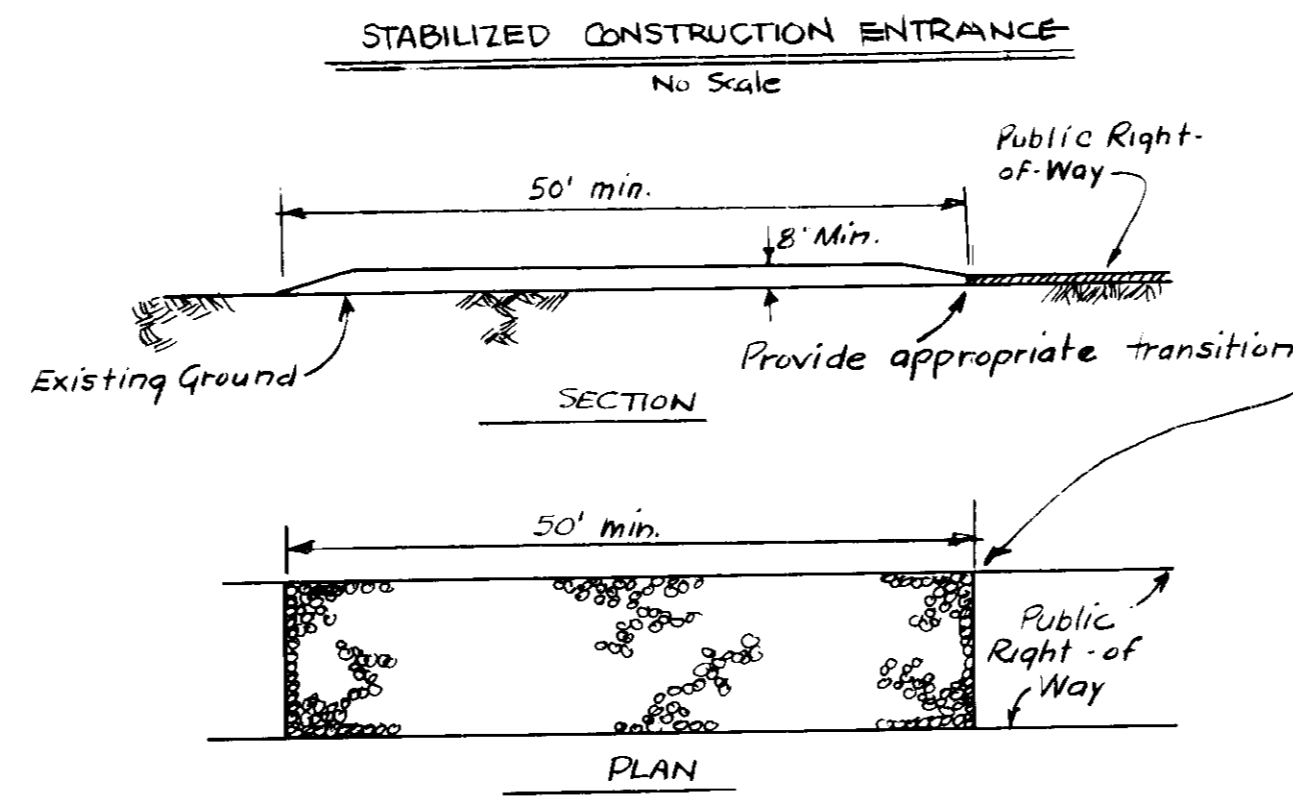
M.W.D. DESIGN	SCALE 1"=20'
E.B. DRAWN	4 OF 6
M.W.D. CHECKED	SHEET
DATE: 7-26-79	5053GD
DATE: 6-21-79	6055-X-00-01
DATE: 6-21-79	FILE No.

SEDIMENT CONTROL NOTES

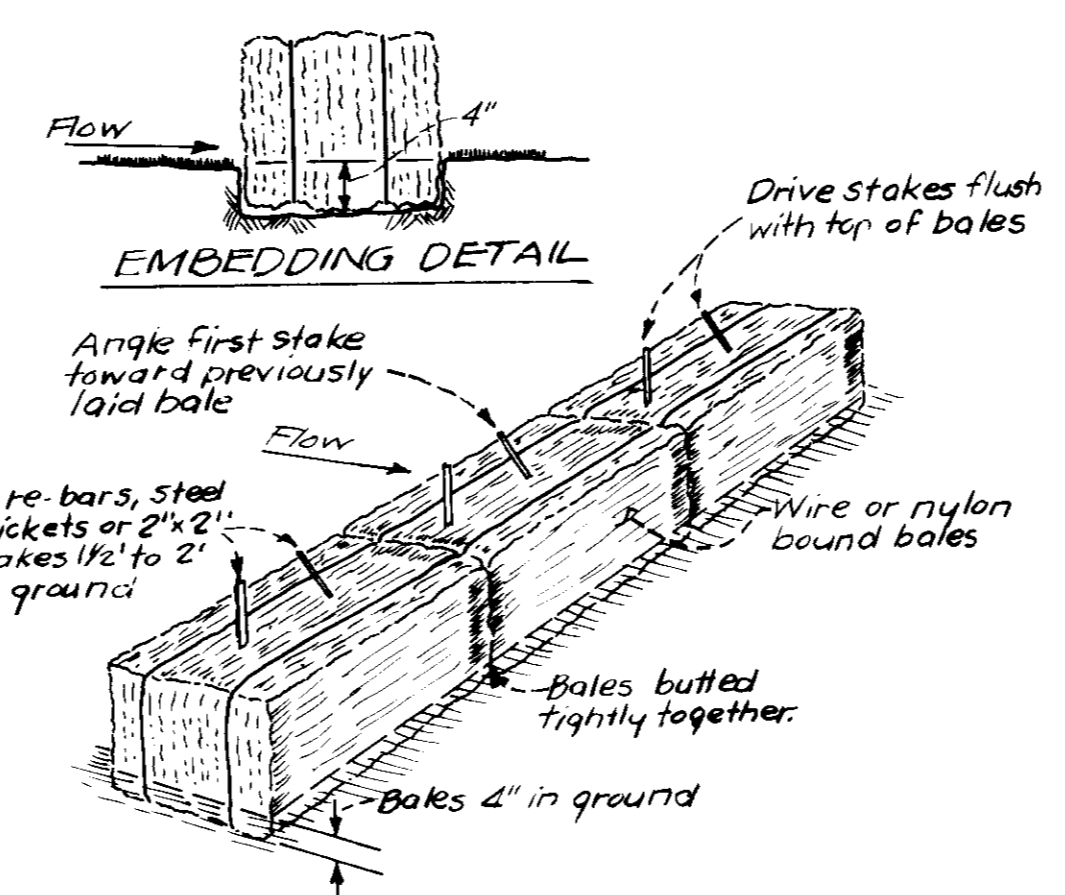
- Specifications for the Sediment Control Details shown hereon are included in the U.S.D.A. Soil Conservation Service "Standards and Specifications for soil erosion and sediment control in developing areas."
- Grading permit must be obtained prior to any grading, grubbing, or earth disturbance.
- The developer shall notify the Howard County Office of Inspections and Permits at least 24 hours prior to beginning any construction shown hereon (465-5000 Ext. 365).
- Sediment control structures to be constructed prior to any on-site grading or disturbance to any existing surface material, and are to be stabilized as soon as constructed.
- All sediment control structures to remain in place until permission for their removal has been obtained from the Howard County Office of Inspection and Permits (465-5000 Ext. 365).
- All graded areas not to be sodded shall be stabilized by seeding and mulching in accordance with the following:
 - Site Preparation

Harrow or disc in areas proposed to be seeding the following materials at the specified rate to a depth of 3"

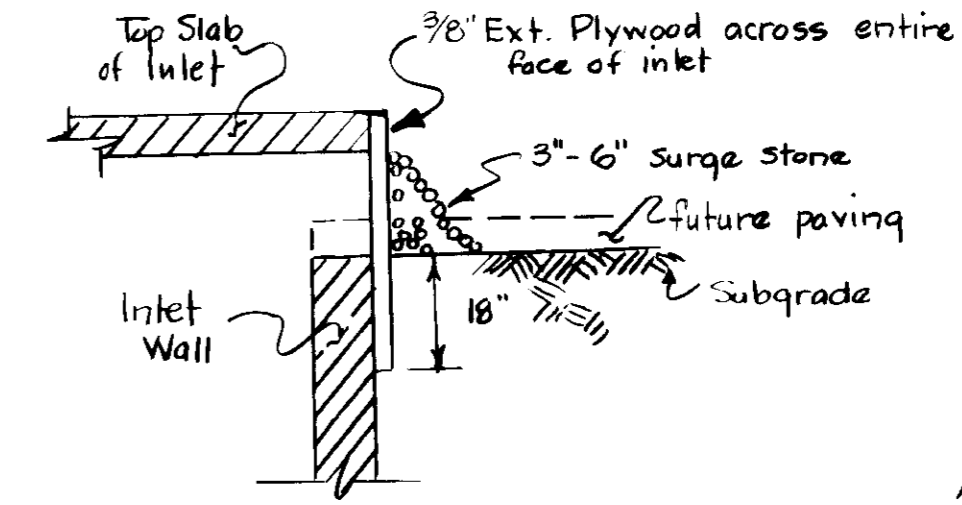
 - Pulverized limestone at 2 tons P- acre.
 - Commercial fertilizer 10-10-10 at 3 tons acre.
 - Super phosphate at 600 lbs. acre.
 - Seeding
 - Sow the following seed mixture at the rate of 200 lbs./acre with a mechanical spreader.
 - Temporary: Italian or Perennial Rye Grass
 - Permanent: 40% Marion Blue Grass, 40% South Dakota Blue Grass, 20% Penn Lawn Creeping Red Fescue.
 - The seeded area shall then be raked with a York Rake (a minimum of 2 passes) covered and compacted with Cultipacker or other approved method.
 - Mulching
 - Seeded areas shall be uniformly mulched immediately after seeding with unweathered small grain straw at the rate of 1/2 - 2 tons acre.
 - Tie mulch down with liquid asphalt at 0.1 gal. s.y. or emulsified asphalt at 0.04 gal. s.y. or mulch netting.
- All spoils must be removed to a site with an approved grading permit.



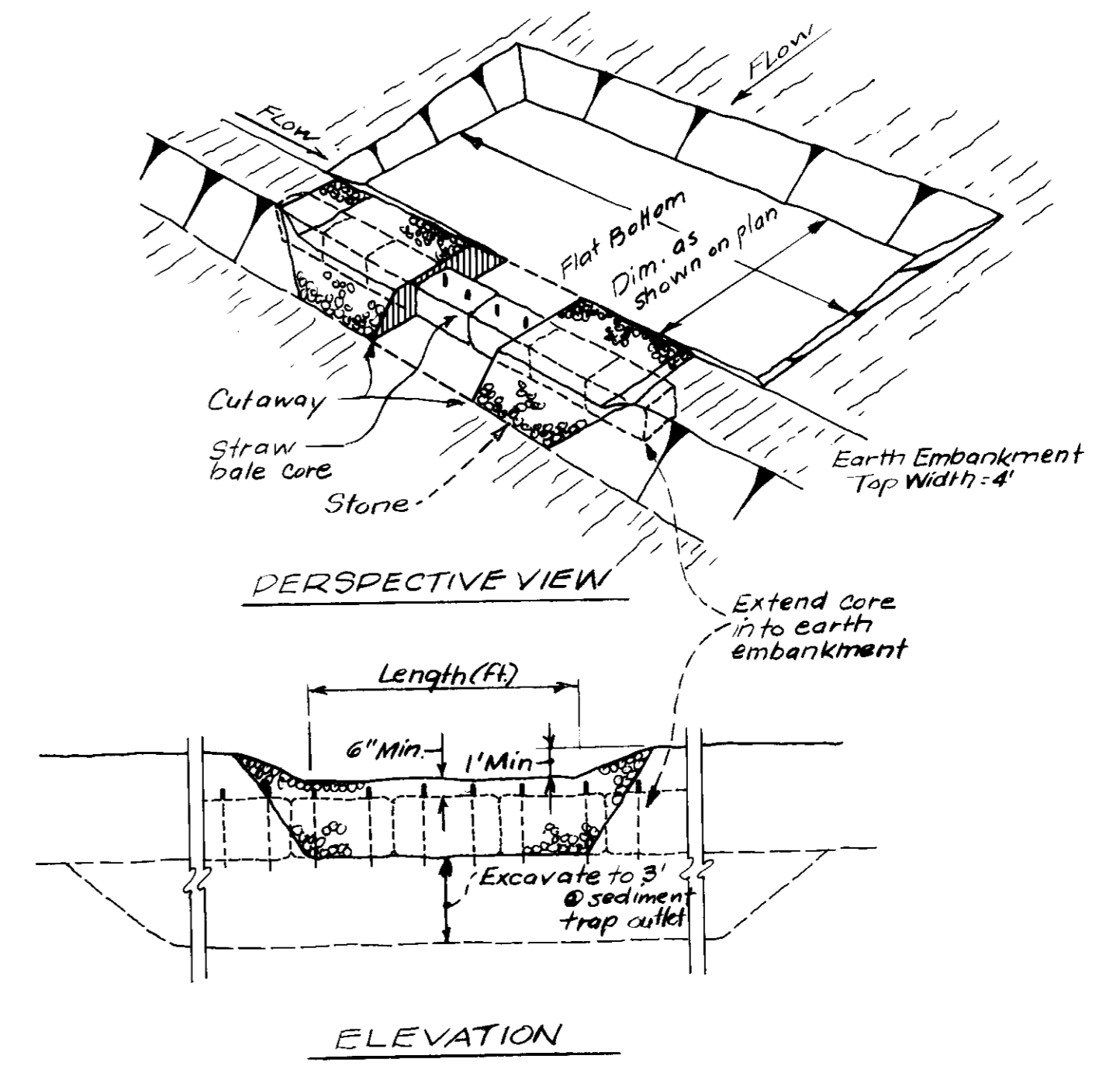
PLAN VIEW PERIMETER DIKE
NO SCALE



ANCHORING DETAIL STRAW BALE DIKE
NO SCALE



Blocking Detail - Inlets 1 & 2
-No Scale-



STONE OUTLET SEDIMENT TRAP
NO SCALE

Construction Sequence

- Obtain Grading Permit
- Contact 'Miss Utility' to confirm location of existing utilities.
- Construct Perimeter Dike & Sediment Trap.
- Stabilize Dike & Sediment Trap with Temporary Seeding & Mulch.
- Remove Existing Pavement Within Limits of New Paving.
- Construct Stabilized Construction Entrance.
- Construct Storm Drain System & Install Straw Bale Dikes, & Block inlets 1 & 2.
- Relocate Utilities, as Required.
- Place all Roads to Subgrade.
- Stabilize Graded Areas with Temporary Seeding & Mulch.
- Construct Hotel Addition & Parking Garage.
- Repair Erosion Control Devices & Maintain Sediment Trap, as Required.
- Place Curbs & Sidewalks.
- Place Paving Courses.
- Fine Grade Slopes.
- Place Landscaping & Stabilize Graded Areas with Permanent Seeding & Mulch.
- Remove Straw Bale Dikes, & Open Inlets 1 & 2.
- Remove Sediment Trap & Perimeter Dike to Existing Ground & Stabilize Disturbed Area with Permanent Seeding & Mulch.

APPROVED
PLANNING BOARD
OF HOWARD COUNTY
DATE: 5-23-79

Owner: Hotel Columbia, Inc.
10275 Little Patuxent Parkway
Columbia, Maryland 21044

Reviewed for Howard County Soil Conservation District and meets Technical Requirements.
Wm. J. Rouse 6-6-79
U.S. Soil Conservation District Date

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING
William J. Rouse 7-16-79
PLANNING DIRECTOR DATE
CHIEF DIVISION OF LAND DEVELOPMENT DATE

APPROVED: HOWARD COUNTY OFFICE OF HEALTH
William J. Rouse 7-16-79
COUNTY HEALTH OFFICER DATE
HOWARD COUNTY HEALTH DEPT.

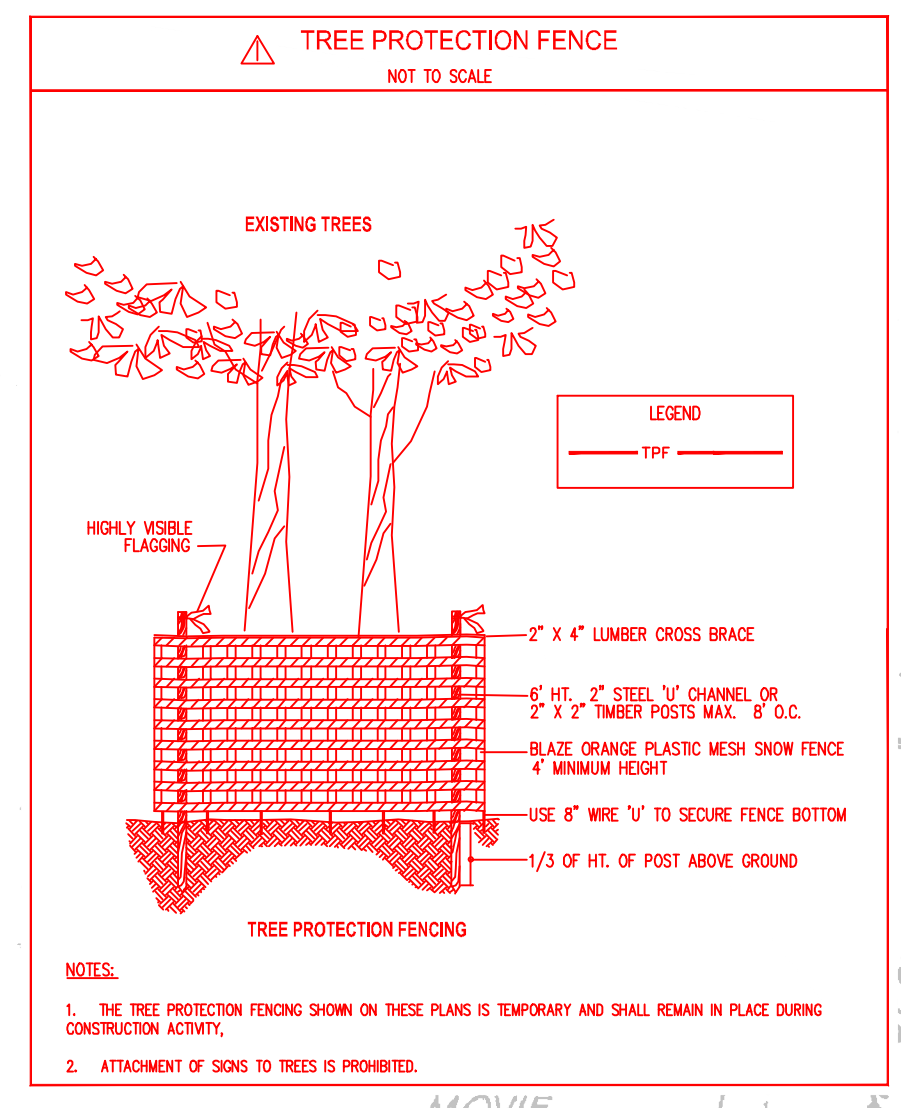
Richard C. O'Mara 12/18/78
DEVELOPER'S CERTIFICATE
I certify that all development and/or construction will be done according to this plan of development and plan for Erosion and Sediment Control, and I also authorize periodic onsite inspection by the Howard Soil Conservation District or their authorized agent, as are deemed necessary. Deviation from this plan will not be made unless authorized by the Howard Soil Conservation District.
William J. Rouse 5/13/79 DATE

ENGINEER'S CERTIFICATE
I certify that this plan for Erosion and Sediment Control represents a practical and workable plan based on my personal knowledge of the site conditions and that it was prepared in accordance with the requirements of the Howard Soil Conservation District.
Richard C. O'Mara 12/18/78 DATE

GREENHORNE & O'MARA, INC.
ENGINEERS · ARCHITECTS · PLANNERS · SURVEYORS
6715 KENILWORTH AVE., RIVERDALE, MD.
301/277-2121 20840

SEDIMENT CONTROL DETAILS
CROSS KEYS INN ADDITION
COLUMBIA, MARYLAND TOWAL CENTER SECTIONS 1 & 2
AREA 1 - LOTS 1-A, B, C, PARCEL 2
ELECTION DISTRICT No. 5 TAX MAP 30
HOWARD COUNTY, MARYLAND

MWD DESIGN	SCALE
L.F. DRAWN	SCALE
MUL. CHECKED	SHEET No. 5 OF 6
DATE	FILE No.



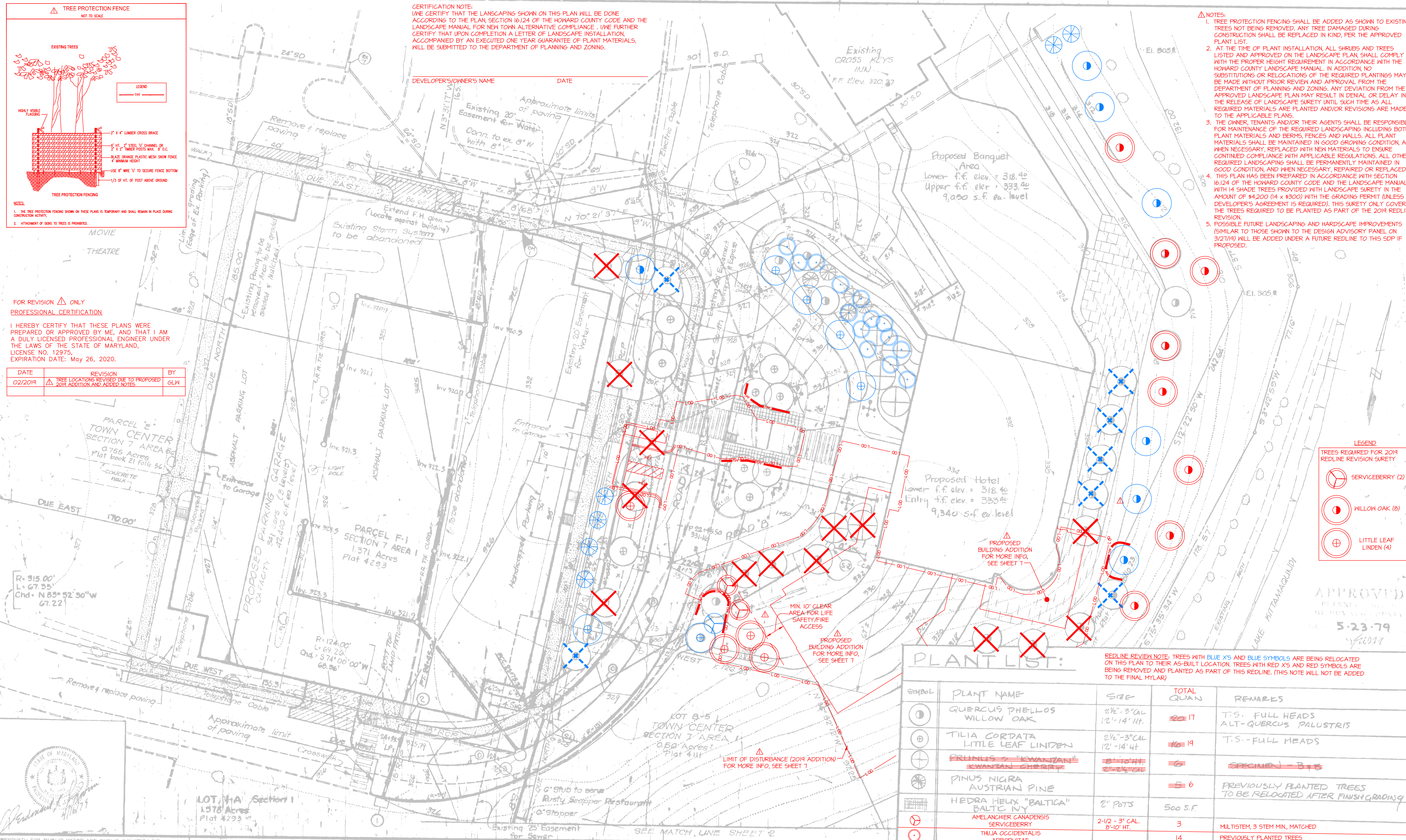
CERTIFICATION NOTE:
 I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL FOR NEW TOWN ALTERNATIVE COMPLIANCE. I/WE FURTHER CERTIFY THAT UPON COMPLETION A LETTER OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

DEVELOPER'S/OWNER'S NAME _____ DATE _____

FOR REVISION **Δ** ONLY
PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12975, EXPIRATION DATE: May 26, 2020.

DATE	REVISION	BY
02/2019	Δ TREE LOCATIONS REVISED DUE TO PROPOSED 2019 ADDITION AND ADDED NOTES.	GLW



- Δ NOTES:**
- TREE PROTECTION FENCING SHALL BE ADDED AS SHOWN TO EXISTING TREES NOT BEING REMOVED. ANY TREE DAMAGED DURING CONSTRUCTION SHALL BE REPLACED IN KIND, PER THE APPROVED PLANT LIST.
 - AT THE TIME OF PLANT INSTALLATION, ALL SHRUBS AND TREES LISTED AND APPROVED ON THE LANDSCAPE PLAN, SHALL COMPLY WITH THE PROPER HEIGHT REQUIREMENT IN ACCORDANCE WITH THE HOWARD COUNTY LANDSCAPE MANUAL. IN ADDITION, NO SUBSTITUTIONS OR RELOCATIONS OF THE REQUIRED PLANTINGS MAY BE MADE WITHOUT PRIOR REVIEW AND APPROVAL FROM THE DEPARTMENT OF PLANNING AND ZONING. ANY DEVIATION FROM THE APPROVED LANDSCAPE PLAN MAY RESULT IN DENIAL OR DELAY IN THE RELEASE OF LANDSCAPE SURETY UNTIL SUCH TIME AS ALL REQUIRED MATERIALS ARE PLANTED AND/OR REVISIONS ARE MADE TO THE APPLICABLE PLANS.
 - THE OWNER, TENANTS AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED LANDSCAPING INCLUDING BOTH PLANT MATERIALS AND BERMS, FENCES AND WALLS. ALL PLANT MATERIALS SHALL BE MAINTAINED IN GOOD GROWING CONDITION, AND WHEN NECESSARY, REPLACED WITH NEW MATERIALS TO ENSURE CONTINUED COMPLIANCE WITH APPLICABLE REGULATIONS. ALL OTHER REQUIRED LANDSCAPING SHALL BE PERMANENTLY MAINTAINED IN GOOD CONDITION, AND WHEN NECESSARY, REPAIRED OR REPLACED.
 - THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL WITH 14 SHADE TREES PROVIDED WITH LANDSCAPE SURETY IN THE AMOUNT OF \$4,200 (14 x \$300) WITH THE GRADING PERMIT (UNLESS A DEVELOPER'S AGREEMENT IS REQUIRED). THIS SURETY ONLY COVERS THE TREES REQUIRED TO BE PLANTED AS PART OF THE 2019 REDLINE REVISION.
 - POSSIBLE FUTURE LANDSCAPING AND HARDSCAPE IMPROVEMENTS (SIMILAR TO THOSE SHOWN TO THE DESIGN ADVISORY PANEL ON 3/21/19) WILL BE ADDED UNDER A FUTURE REDLINE TO THIS SDP IF PROPOSED.

LEGEND

TREES REQUIRED FOR 2019 REDLINE REVISION SURETY

	SERVICEBERRY (2)
	WILLOW OAK (8)
	LITTLE LEAF LINDEN (4)

PLANT LIST:

SYMBOL	PLANT NAME	SIZE	TOTAL QUAN	REMARKS
	QUERCUS PHELLOS WILLOW OAK	2 1/2" - 3" CAL 12' - 14' HT.	17	T.S. - FULL HEADS ALT-QUERCUS PALUSTRIS
	TILIA CORDATA LITTLE LEAF LINDEN	2 1/2" - 3" CAL 12' - 14' HT.	19	T.S. - FULL HEADS
	PRUNUS MOYANENSIS WALNUT CHERRY	2 1/2" - 3" CAL	6	REMOVED
	PINUS NIGRA AUSTRIAN PINE		6	PREVIOUSLY PLANTED TREES TO BE RELOCATED AFTER FINISH GRADING
	HEDERA HELIX "BALTICA" BAL TIC NY	2" POTS	500 S.F.	
	AMELANCHIER CANADENSIS SERVICEBERRY	2-1/2 - 3" CAL 8'-10' HT.	3	MULTISTEM, 3 STEM MIN, MATCHED
	THUJA OCCIDENTALIS ARBORVITAE		14	PREVIOUSLY PLANTED TREES

REDLINE REVIEW NOTE: TREES WITH BLUE X'S AND BLUE SYMBOLS ARE BEING RELOCATED ON THIS PLAN TO THEIR AS-BUILT LOCATION. TREES WITH RED X'S AND RED SYMBOLS ARE BEING REMOVED AND PLANTED AS PART OF THIS REDLINE. (THIS NOTE WILL NOT BE ADDED TO THE FINAL MYLAR)

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT
 COUNTY HEALTH OFFICER: *[Signature]* 7-5-19
 DATE: 7-5-19

APPROVED HOWARD COUNTY OFFICE OF PLANNING AND ZONING
 PLANNING DIRECTOR: *[Signature]* 7-16-19
 DATE: 7-16-19
 CHIEF DIVISION OF LAND DEVELOPMENT

APPROVED FOR PUBLIC WATER, PUBLIC SEWER AND STORM DRAINAGE SYSTEMS AND ROADS, HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
 DIRECTOR: *[Signature]* 7/11/19
 DATE: 7/11/19

APPROVED FOR PUBLIC WATER, PUBLIC SEWER AND STORM DRAINAGE SYSTEMS AND ROADS, HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
 CHIEF BUREAU OF ENGINEERING: *[Signature]* 7-5-19
 DATE: 7-5-19

GREENHORNE & O'MARA, INC.
 ENGINEERS · ARCHITECTS · PLANNERS · SURVEYORS
 6715 KENILWORTH AVE., RIVERDALE, MD.
 301/277-2121 20840

LANDSCAPE PLAN
CROSS KEYS INN ADDITION
 COLUMBIA, MARYLAND TOWN CENTER SECTIONS 1&7
 AREA 11 - LOTS 1-A & B-8; PARCEL F-1
 ELECTION DISTRICT No.5 TAX MAP 30
 HOWARD COUNTY, MARYLAND

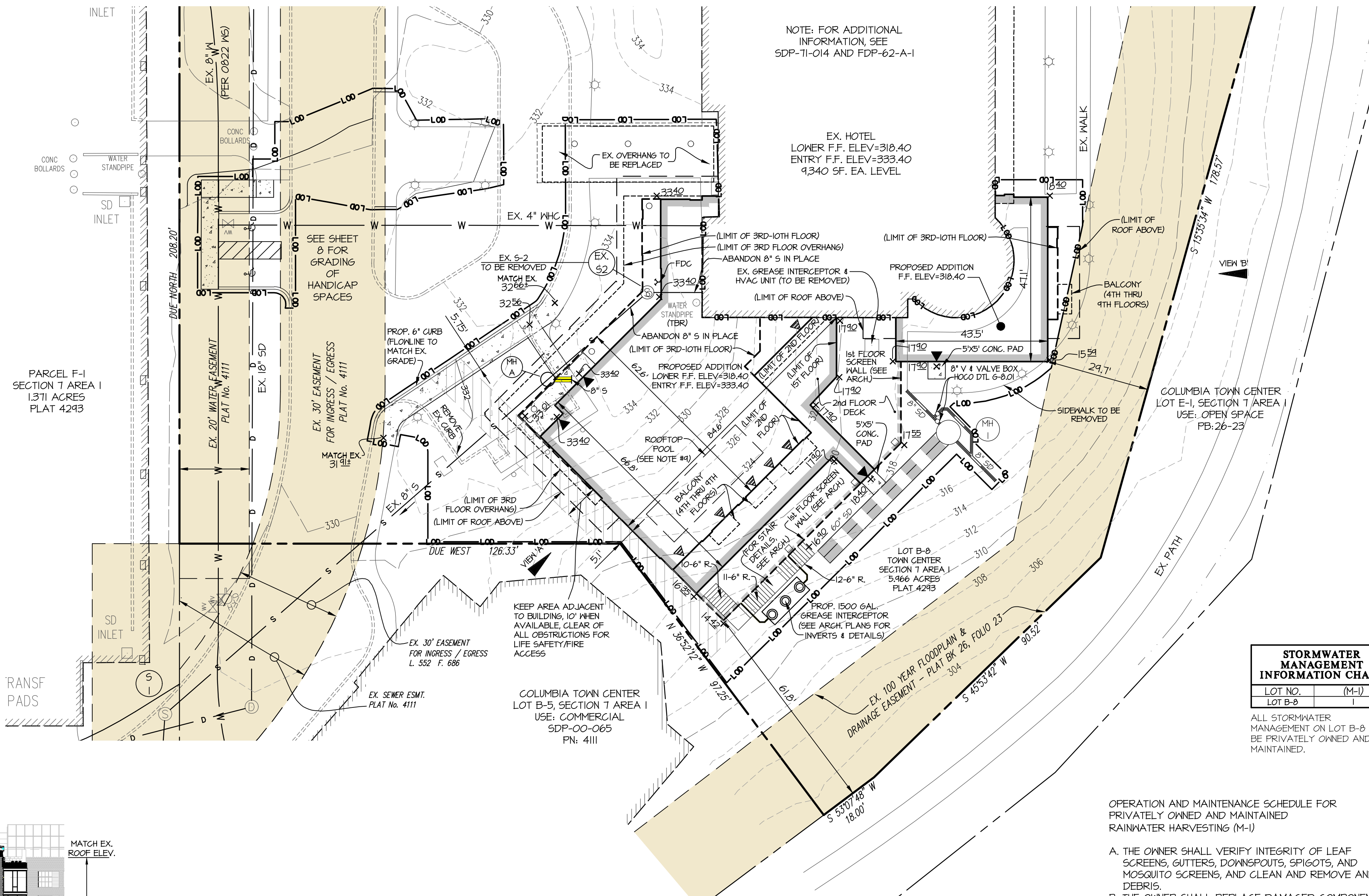
M.W.D. DESIGN	SCALE	1"=20'
E.B. DRAWN		60'±8
M.W.O. CHECKED	SHEET	
DATE	505369	6055-X-00-01
	JOB No.	FILE No.

- NOTES:**
- THIS SITE IS EXEMPT FROM THE FOREST CONSERVATION ORDINANCE IN ACCORDANCE WITH SECTION 16.1202(B)(1)(V). A PLANNED UNIT DEVELOPMENT WHICH HAS PRELIMINARY DEVELOPMENT PLAN APPROVAL AND 50% OR MORE OF THE LAND IS RECORDED AND SUBSTANTIALLY DEVELOPED BEFORE DECEMBER 31, 1992.
 - THIS PROPERTY IS ZONED NT PER THE OCTOBER 6, 2013 COMPREHENSIVE ZONING PLAN.
 - NO GRADING, REMOVAL OF VEGETATIVE COVER, OR TREES, OR PLACEMENT OF NEW STRUCTURES IS PERMITTED WITHIN WETLANDS STREAMS OR THEIR REQUIRED BUFFERS, AND 100 YEAR FLOODPLAIN AREAS UNLESS APPROVED BY THE DEPARTMENT OF PLANNING AND ZONING AS NECESSARY DISTURBANCES OR WAIVERS HAVE BEEN APPROVED.
 - WATER AND SEWER SERVICE WILL BE PUBLIC. WATER AND SEWER SERVICE TO THESE PARCELS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122.B OF THE HOWARD COUNTY CODE.
 - THE LIMIT OF DISTURBANCE FOR THIS REELINE IS LESS THAN 30,000 SF. THE GRADING PERMIT WILL BE ISSUED ACCORDING TO THE STANDARD EROSION AND SEDIMENT CONTROL PLAN. NO SEDIMENT CONTROL PLAN IS REQUIRED FOR THE REELINE.
 - BUILDING, PROPERTY LINES AND EXISTING SITE FEATURES SHOWN ARE PER ALTA SURVEY BY GLW DATED MARCH 1998.
 - TOTAL 2019 BUILDING ADDITION = 49,810 SF (6,095)

FLOOR	GROSS SF
LEVEL 1 (BASEMENT)	5,318
LEVEL 2 (MAIN ENTRY)	4,756
LEVEL 3	5,156
LEVEL 4	5,156
LEVEL 5	5,156
LEVEL 6	5,156
LEVEL 7	5,156
LEVEL 8	5,156
LEVEL 9	5,156
LEVEL 10	3,644
TOTAL	49,810

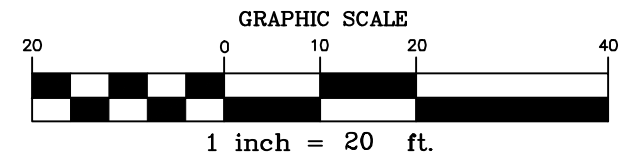
- TOTAL LIMIT OF DISTURBANCE FOR ADDITION = 17583 SF
- THERE IS A POOL LOCATED ON THE ADDITION ROOF THAT IS WHOLLY CONTAINED WITHIN THE BUILDING FOOTPRINT. SEE ARCHITECTURAL PLANS FOR MORE INFORMATION.
- A PRE-SUBMISSION MEETING WAS NOT REQUIRED FOR THIS ADDITION AS THE FLOOR AREA IS LESS THAN 25% OF THE OVERALL BUILDING SQUARE FOOTAGE.
- BUILDING COVERAGE:

TOTAL AREA OF SITE (PARCEL B-8):	5.91 AC.
TOTAL BUILDING COVERAGE (INCLUDING OVERHANGS):	1.43 AC. = 24.0%
- THE HOTEL EXPANSION IS NOT SUBJECT TO DOWNTOWN REVITALIZATION REQUIREMENTS BECAUSE SECTION 125.0.6.3 OF THE ZONING REGULATIONS ALLOWS MINOR BUILDING ADDITIONS NOT TO EXCEED 10% OF THE EXISTING MAIN FLOOR AREA, NOT TO EXCEED 5,000 SQUARE FEET. THE EXISTING COMBINED MAIN FLOOR AREA OF SDP-TI-014 AND SDP-TI-044 IS 49,078 SF. THE MAIN ENTRY FLOOR OF THE ADDITION (4,756 SF) IS AN INCREASE OF 9.7%.
- A SUBMISSION TO THE HOWARD COUNTY DESIGN ADVISORY PANEL WAS MADE IN ACCORDANCE WITH SECTION 125.H.1.D. THE DESIGN ADVISORY PANEL CONSIDERED THE APPLICATION AT ITS MEETING ON MARCH 27, 2019.
- A MINIMUM OF 391 PARKING SPACES ARE PROVIDED ON ADJACENT PARCELS A-1 AND F-2 AND LOT D-1, SECTION 7, AREA 1 IN ACCORDANCE WITH THE DECLARATION OF PARKING COVENANTS DATED MARCH 9, 1971 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 552, FOLIO 516, AS AMENDED, AND AS APPROVED IN HOWARD COUNTY SITE DEVELOPMENT PLANS SDP-TI-014 (194 PARKING SPACES) AND SDP-TI-44 (192 PARKING SPACES).
- ALL PROPOSED PAVEMENT TO BE TYPE P-2 PER H.O.C.O. STANDARD DETAIL R-2.01.
- FOR ADDITIONAL INFORMATION, SEE SDP-TI-014 AND SDP-TI-044.
- THERE WILL BE NO NET INCREASE OF HOTEL ROOMS OR RESTAURANT SEATS ON THE PROPERTY AS A RESULT OF THIS ADDITION. THE NUMBER OF ROOMS BEING ADDED WITH THIS ADDITION WILL REPLACE THE NUMBER OF ROOMS BEING REMOVED FROM SDP-TI-014. THE RESTAURANT IS BEING RELOCATED TO THIS NEW ADDITION. SEE PARKING TABULATION ON SHEET 1 FOR THIS INFORMATION.



LEGEND

- 310--- EXISTING CONTOUR
- 310--- PROPOSED CONTOUR
- x 1000 PROPOSED SPOT ELEV.
- W EXISTING WATER
- S EXISTING SEWER
- D EXISTING STORM DRAIN
- W EXISTING WATER
- S PROPOSED SEWER
- D PROPOSED STORM DRAIN
- EASEMENTS
- LOO LIMIT OF DISTURBANCE
- PROPERTY LINE
- PROP. 6" CURB & GUTTER PER H.O.C.O. DTL. R-4.01
- EXISTING CURB & GUTTER
- PROPOSED BUILDING
- EXISTING BUILDING
- CONCRETE SIDEWALK PER H.O.C.O. STANDARD DETAIL R-3.05
- BUILDING DOORS (EXIT TO GRADE)
- BUILDING DOORS (EXIT TO 2ND FLOOR DECK)



STORMWATER MANAGEMENT REQUIREMENTS

STUDY AREA: 11,712 SF
 EX IMPERVIOUS AREA: 2,671 SF
 (PER DPZ LETTER DATED APRIL 8, 2011, ALL OF DOWNTOWN COLUMBIA QUALIFIES FOR REDEVELOPMENT)

PROPOSED IMPERVIOUS AREA: 4,008 SF
 NET IMPERVIOUS: 6,337 SF

SITE IS 100% D SOILS. TARGET P_e FOR NEW IMPERVIOUS IS 2.0"

ESDv REQUIREMENT = 50% * 2.671 SF = 1,336 SF (1" TREATMENT) + 6,337 SF (2.0" TREATMENT) = 1,041 CF

STORMWATER MANAGEMENT PROVIDED BY DEVICE

RAINWATER HARVESTING (M-I): 1,114 CU-FT

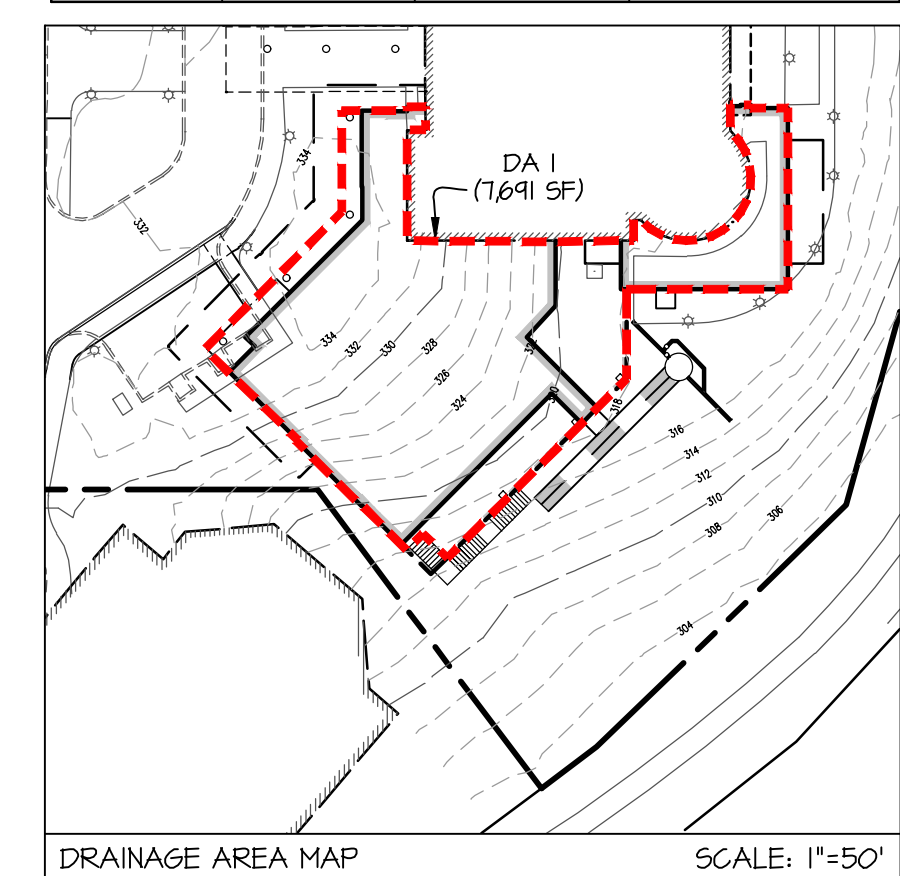
TOTAL: 1,114 CU-FT

ESD SUMMARY TABLE

AREA NO.	AREA (SF)	IMPERVIOUS	ESDv (CF)	P _e PROVIDED
DA 1	1,641	100%	1,114	1.83"
TOTAL	1,641	100%	1,114	1.83"

PRIVATE STORM DRAIN SUMMARY TABLE

SIZE (INCHES)	TYPE	QUANTITY (LF)	REMARKS
8	HDPE	50	
60	CMP	47	12 ea.



ADDRESS CHART

BUILDING	STREET ADDRESS
HOTEL	10207 WINCOPIN CIR, COLUMBIA, MD 21044

PERMIT INFORMATION CHART

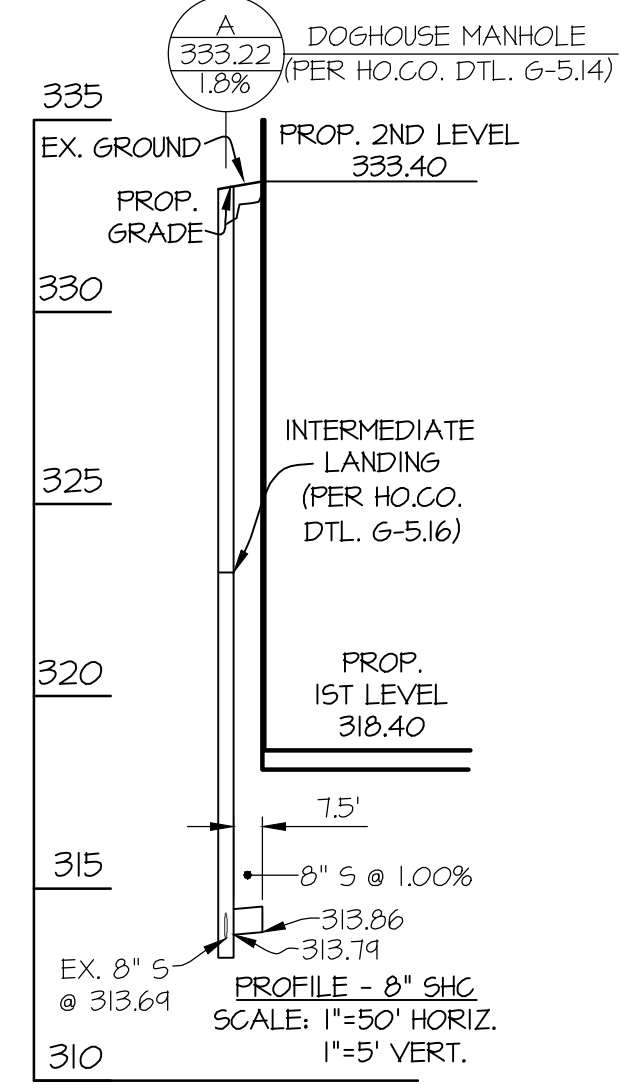
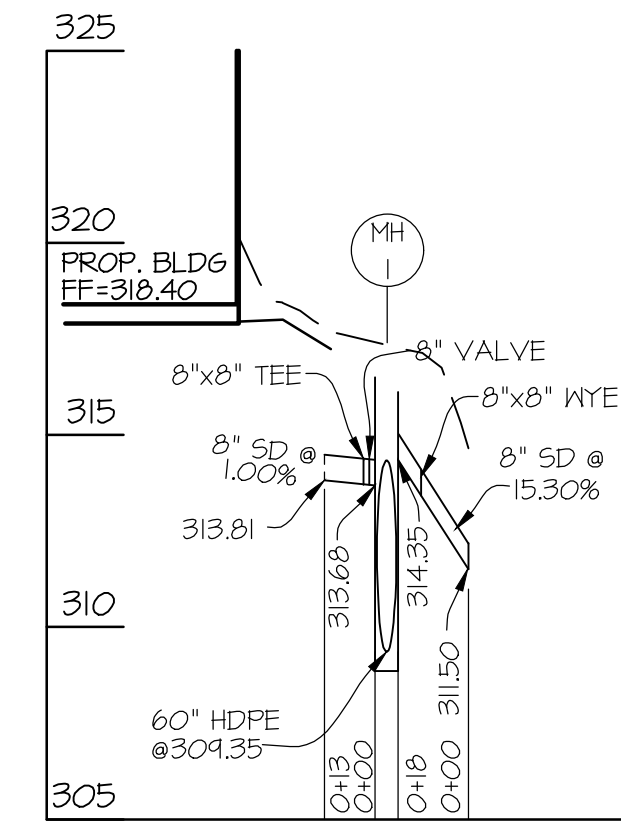
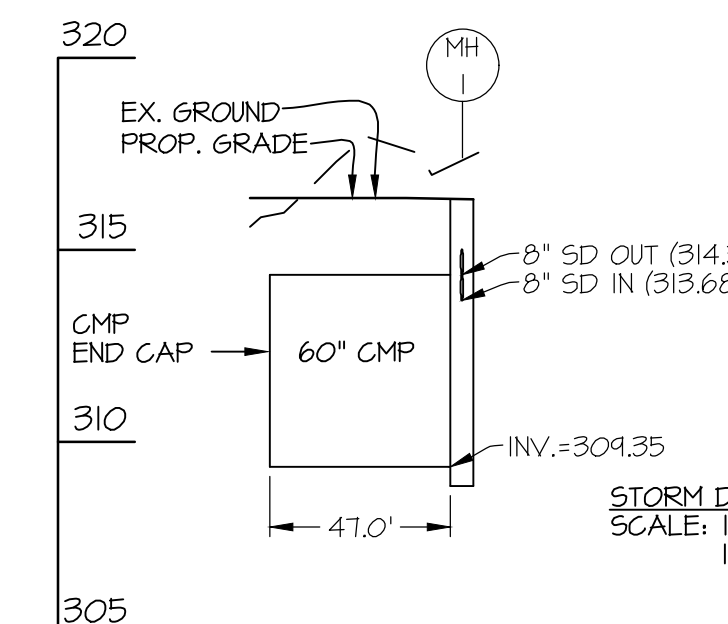
SUBDIVISION NAME:	SECTION/AREA	PARCEL				
DOWNTOWN COLUMBIA TOWN CENTER LOT B-8	1	0364				
PLAT No.	ZONE	TAX MAP	GRID	BLOCK	ELEC. DIST.	CENSUS TRACT
4293	NT	30	20		5	605402
WATER CODE:	E31	SEWER CODE:	5551500			

OPERATION AND MAINTENANCE SCHEDULE FOR PRIVATELY OWNED AND MAINTAINED RAINWATER HARVESTING (M-I)

- THE OWNER SHALL VERIFY INTEGRITY OF LEAF SCREENS, GUTTERS, DOWNSPOUTS, SPIGOTS, AND MOSQUITO SCREENS, AND CLEAN AND REMOVE AND DEBRIS.
- THE OWNER SHALL REPLACE DAMAGED COMPONENTS AS NEEDED.
- OWNER TO SWITCH VALVES TO BYPASS CISTERN AT THE END OF IRRIGATION SEASON AND EMPTY CISTERN. REOPEN CISTERN AND CLOSE BYPASS AT THE CLOSE OF IRRIGATION SEASON.

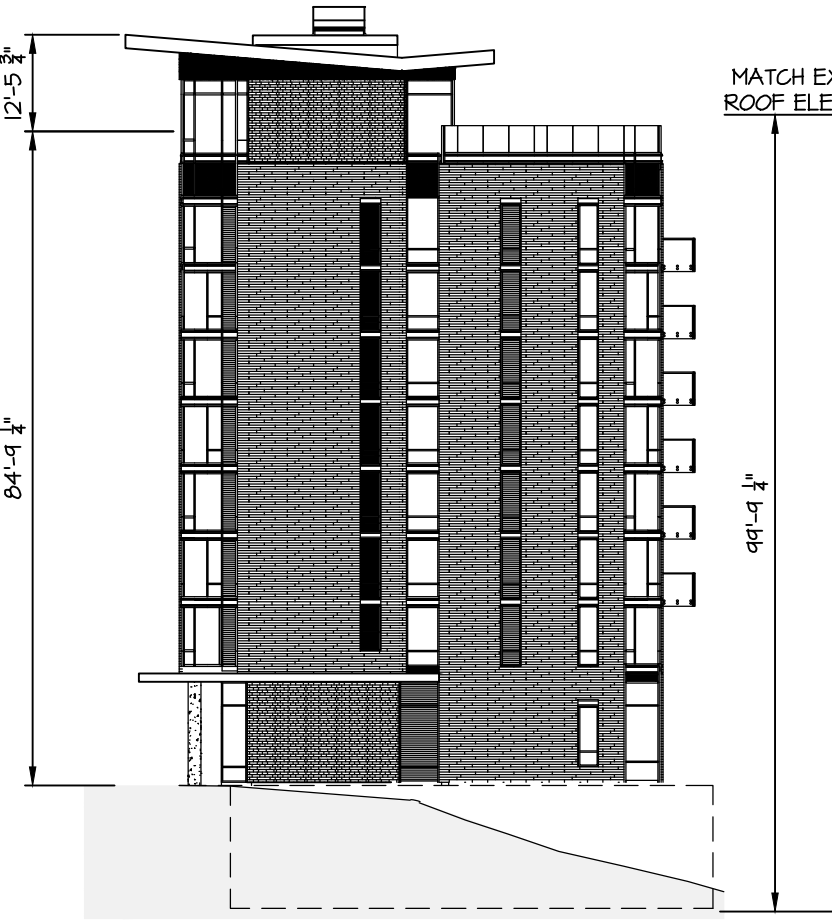
CISTERN TO MH-1 TYPE (PER MDE); RAINWATER HARVESTING (M-I) NON-MDE 378 FACILITY
 TOTAL DRAINAGE AREA TO FACILITY = 1,745 SF
 STORAGE PROVIDED = 1,114 CU. FT. @ (314.35)
 ESDv PROVIDED = 1,114 CU. FT.

LOW-FLOW OUTFALL: N/A
 BOTTOM OF FACILITY = 309.35
 HIGH-FLOW OUTFALL: 8" HDPE (INV=314.35)



STRUCTURE SCHEDULE

NO	TYPE	WIDTH (INSIDE)	TOP ELEVATION		INVERT	STD. DETAIL	REMARKS	LOCATIONS
			UPPER	LOWER				
MH-1	6" PRECAST MANHOLE	7'-0"	316.33	---	314.35	309.35	MD 384.07	PRIVATE



APPROVED PLANNING BOARD OF HOWARD COUNTY

Date: _____

Director: _____ Date: _____

Chief, Division of Land Development: _____ Date: _____

Chief, Development Engineering Division: _____ Date: _____

PURPOSE NOTE
 THE PURPOSE OF THIS PLAN IS TO CLEARLY SHOW THE LIMIT OF THE PROPOSED HOTEL ADDITION, ADD UTILITIES, ADD HARDSCAPE AND SHOW STORMWATER MANAGEMENT.

APPROVED: HOWARD COUNTY HEALTH DEPARTMENT FOR PUBLIC WATER AND SEWER SYSTEMS

County Health Officer: _____ Date: _____

GLW
 PLANNING | ENGINEERING | SURVEYING

3809 NATIONAL DRIVE | SUITE 250 | BURTONSVILLE, MD 20886 | GLWPA.COM
 PHONE: 301-421-4024 | BALT: 410-880-1820 | DC&VA: 301-989-2524 | FAX: 301-421-4188

DESIGNED BY: **DDS**

DRAWN BY: **AWL**

CHECKED BY: **CKG**

DATE: 02/2019

REVISION: SHEET ADDED

AWL BY: DDS

PREPARED FOR:
 IMH COLUMBIA LLC
 10207 WINCOPIN CIRCLE
 COLUMBIA, MARYLAND 21044

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. _____

EXPIRATION DATE: _____

SITE DEVELOPMENT PLAN - 2019 ADDITION

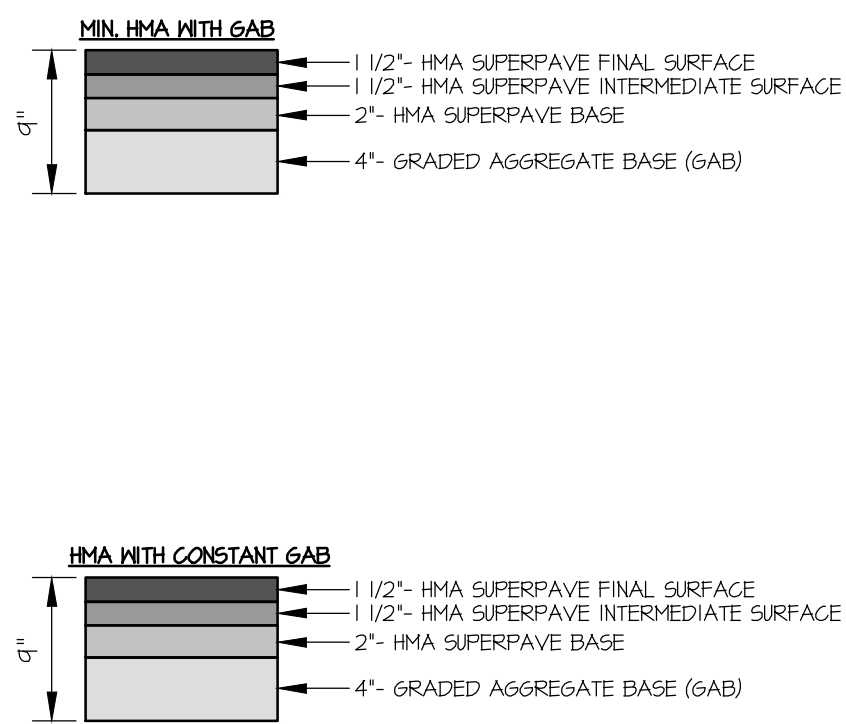
CROSS KEYS INN ADDITION
 COLUMBIA, MD - TOWN CENTER SECTIONS 1 & 7
 AREA 1 - LOTS 1-A & B-8; PARCEL F-1
 10207 WINCOPIN CIRCLE, COLUMBIA, MD 21044

ELECTION DISTRICT No. 5

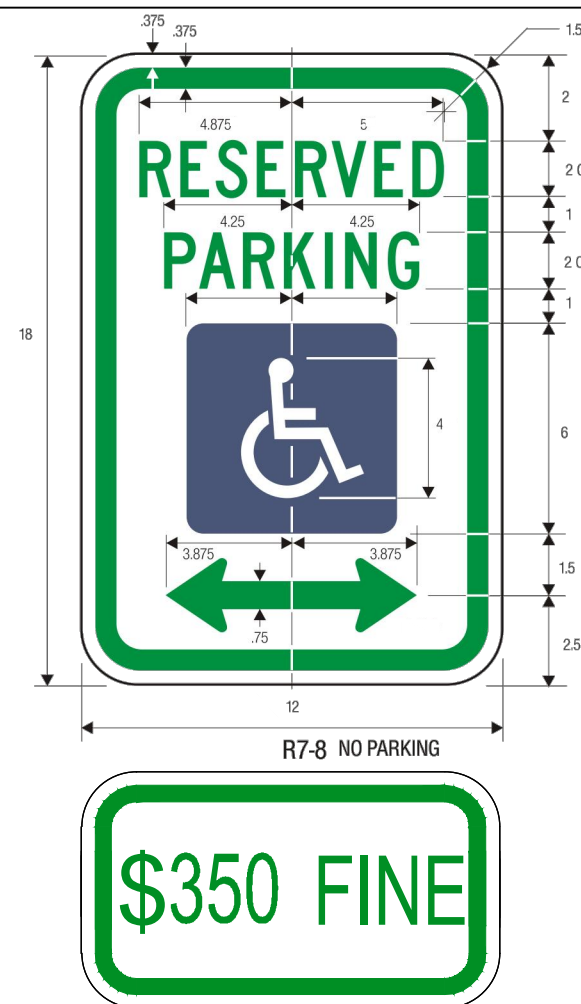
HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=20'	NT	18098
DATE	TAX MAP - GRID	SHEET
FEB., 2019	30	7 OF 8

L:\CADD\DRAWINGS\18098\SDP-79-44\18098-SDP-79-44-SHEET 07-08.dwg
 PLOTTED: 2/2/2019 10:48 AM, LAST SAVED: 2/2/2019 10:32 PM, PLOTTED BY: Tony Leggett

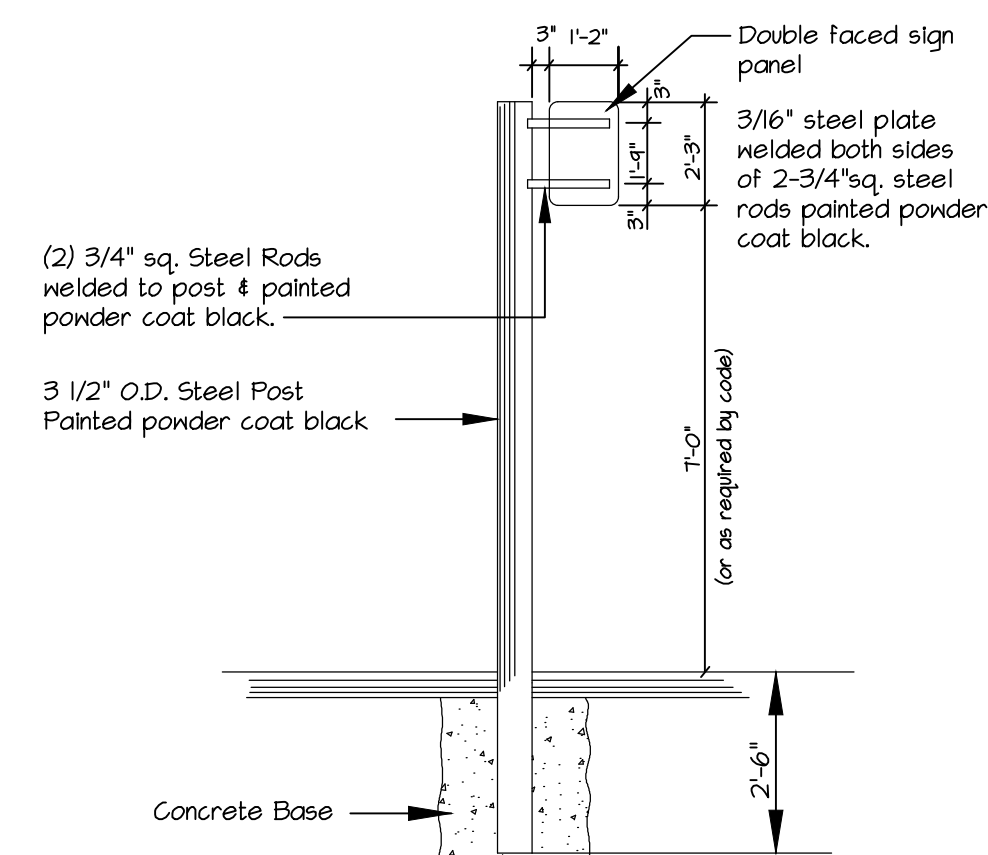


P-2 PAVING SECTION

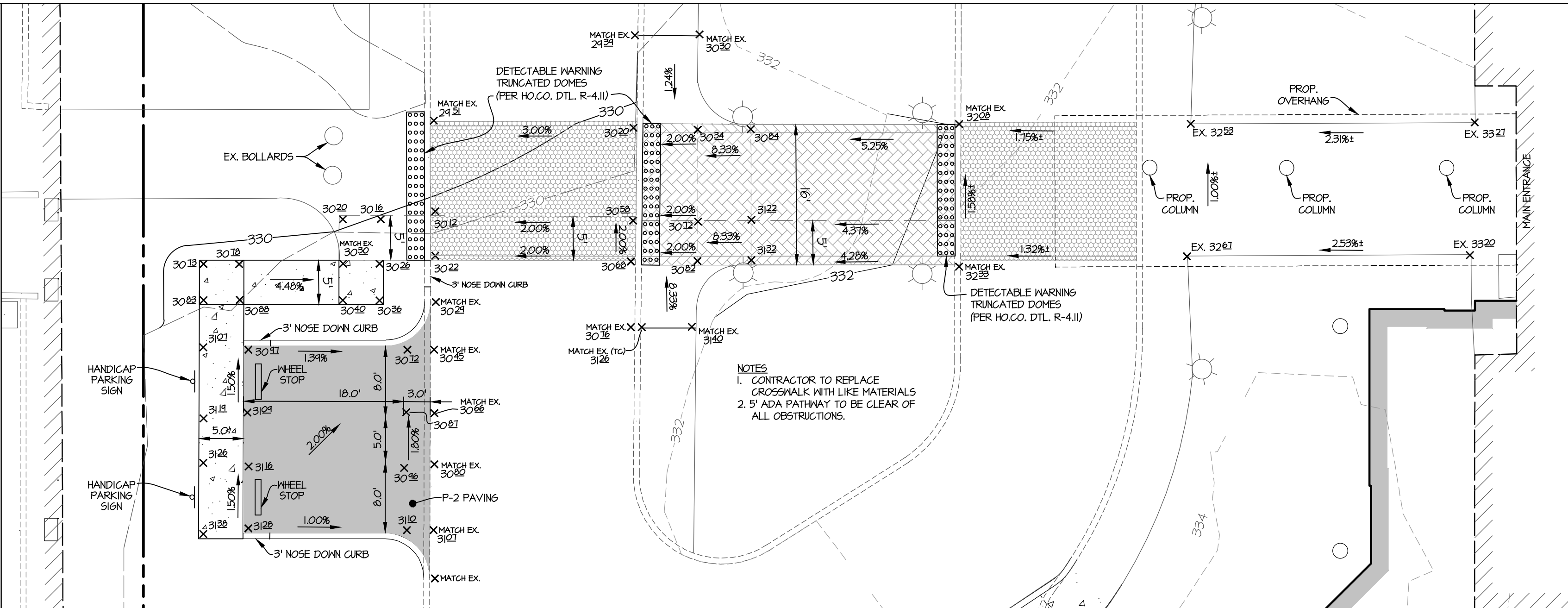


General Notes:
 1. Signs shall meet design standards of the Federal Highway Administration and conform to the State of Maryland Standard Highway sign booklet detail R1-B.
 2. One sign is required per space placed as shown on site plan.
 3. Colors: Legend and Border - green Symbol - white on blue background Background - white

HANDICAP PARKING SIGNS DETAIL SCALE: NTS



POST & SIGN PANEL DETAIL FOR PARKING RESTRICTION SIGN SCALE: NTS



GRADING DETAILS SCALE: 1"=10'

P-2 PAVING DETAIL

APPROVED
PLANNING BOARD OF HOWARD COUNTY
 Date: _____

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director _____ Date _____
 Chief, Division of Land Development _____ Date _____
 Chief, Development Engineering Division _____ Date _____

PURPOSE NOTE
 THE PURPOSE OF THIS PLAN IS TO CLEARLY SHOW THE GRADINGS FOR THE HANDICAP PARKING AREA AND THE SIGNS ASSOCIATED WITH THE PARKING.

3809 NATIONAL DRIVE | SUITE 250 | BURTONSVILLE, MD 20886 | GLWPA.COM
 PHONE: 301-421-4024 | BALT: 410-880-1820 | DC&VA: 301-989-2524 | FAX: 301-421-4186

DESIGNED BY:	DDS				
DRAWN BY:	AWL				
CHECKED BY:	CKG	02/2019	REVISION	AWL	DDS
				BY	APPR.

PREPARED FOR:
 IMH COLUMBIA LLC
 10207 WINCOPIN CIRCLE
 COLUMBIA, MARYLAND 21044

PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. _____, EXPIRATION DATE: _____

SITE DEVELOPMENT PLAN - 2019 ADDITION

CROSS KEYS INN ADDITION
 COLUMBIA, MD - TOWN CENTER SECTIONS 1 & 7
 AREA 1 - LOTS 1-A & B-8; PARCEL F-1
 10207 WINCOPIN CIRCLE, COLUMBIA, MD 21044

ELECTION DISTRICT No. 5

HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
AS SHOWN	NT	18098
DATE	TAX MAP - GRID	SHEET
FEB., 2019	30	8 OF 8

L:\CADD\DRAWINGS\18098\PLANS BY GLW\WEDNESDAY-79-44\18098-SDP-79-44-SHEET 07-08.dwg
 PLOTTED: 2/2/2019 2:07 PM, LAST SAVED: 2/2/2019 12:27 PM, PLOTTED BY: Tony Koppert